

Main Floor
Interior Area 1095.82 sq ft

Basement (Below Grade)
Interior Area 826.25 sq ft

LOT SIZE: 40 x 110 feet. North: 130.05, East: 80.57 (per geo warehouse)

BEDROOMS: 3+1

BATHROOMS: 1x4, 1x2

POSSESSION: Immediate/TBA

PARKING: 2 parking spots

RENTAL INCLUSIONS: Snow removal, grass cutting, hot water tank owned by landlord

For more photos & information on this property

SCAN HERE

Karen MILLARTEAM
BROKER
EXCEEDING YOUR EXPECTATIONS

ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

SRES

Royal LePage Shelter Foundation COMMISSION DONOR

direct 416.390.2566 | office 416.443.0300 | karen@karenmillar.com | karenmillarteam.com

Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate.
The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.



155 Three Valleys Drive



www.155ThreeValleys.com















































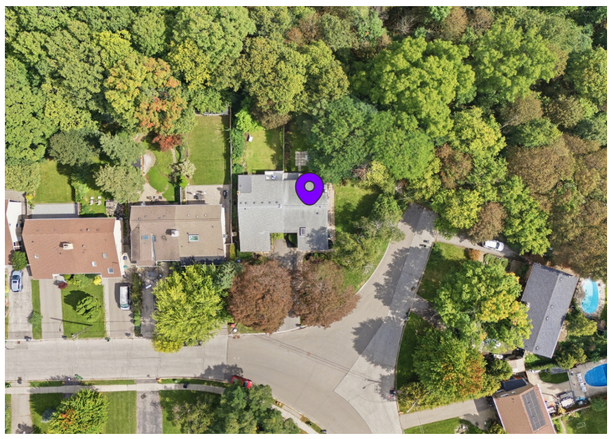


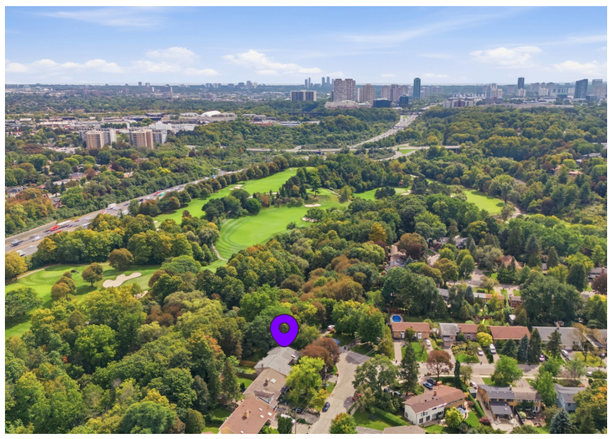












Karen MOLLAR TEAM BROKER
EXCEEDING YOUR EXPECTATIONS

155 Three Valleys Drive

EXTERIOR
- Two car parking
- Interlocking walkway
- Mature trees & shrubs

BACKYARD
- Ravine views
- Mature trees & shrubs
- Patio
- Garden shed

FOYER
- Skylight
- Porcelain & bamboo flooring
- Privacy wall
- Oversized double door coat closet with built-in shelving
- Linen closet

BEDROOM
- Possible Office
- Refinished hardwood flooring
- Mirrored sliding double door closet
- Overlooks front garden

LIVING/DINING ROOM
- Open concept
- Cathedral ceiling
- Ravine & front garden views
- Refinished bamboo flooring
- Floor-to-ceiling, wall-to-wall windows
- Magic Windows sliding door walk-out to composite deck with glass railings
  - Built-in sun hideaway sunshades & screens

KITCHEN
- Renovated '26
- New porcelain flooring
- New quartz countertop
- New porcelain backsplash
- Ravine & garden views
- Picture window
- Soft close cabinets
- Under cabinet lighting
- New Bosch built-in stainless-steel dishwasher
- Built-in Panasonic stainless-steel microwave
- New Frigidaire stainless-steel stove
- New GE stainless-steel bottom mount fridge

BEDROOM
- Refinished hardwood flooring
- Mirrored double closet with built-in shelving
- Overlooks side garden

BEDROOM
- Refinished hardwood flooring
- Mirrored closet
- Double mirrored door cubby
- Overlooks side garden

4 PIECE BATHROOM
- Renovated
- Porcelain flooring
- Built-in storage cabinet
- Vanity with quartz countertop
- Pot lights

LOWER LEVEL
- Walk-out to back garden & ravine
- Porcelain tile flooring
- Paneled walls
- Storage under stairs
- Storage cubbies

BEDROOM
- Parquet hardwood flooring
- Paneled walls
- Above-ground window
- Double closet

RECREATION ROOM
- Parquet hardwood flooring
- Magic Window sliding door to back garden & ravine
- Paneled walls
- Crown moulding
- Above-ground window
- Double closet

LAUNDRY ROOM
- Picture window
- Overlooks side garden
- Hot water tank (owned by landlord)
- Samsung washer & dryer
- Large crawl space

UTILITY ROOM
- Furnace

2 PIECE POWDER ROOM
- Renovated
- Porcelain tile flooring
- Above-ground window
- Overlooks side garden

IN YOUR NEIGHBOURHOOD
- Steps to Donalda Golf Club
- Steps to Betty Sutherland trail
- Steps to Deerlick Creek Park & walking trails
- Charles Sauriol Conservation Area
- Three Valleys Park with tennis courts
- Broadlands Community Centre with tennis courts & skating rink
- Don Mills Public Library
- Donwood Plaza with Your Independent Grocer & Shoppers Drugmart
- CF Shops at Don Mills with shops, restaurants, LCBO, Metro & VIP Movie Theatre
- Longo's at York Mills Garden

NEIGHBOURHOOD SCHOOLS
- Three Valleys Public School
- Milne Valley Middle School (middle Immersion)
- George S Henry Academy
- Broadlands Public School (Immersion)
- Windfields Middle School (Immersion)
- York Mills Collegiate Institute (Immersion)
- Rene Gordon Health and Wellness Academy (Junior extended & middle Immersion)
- Senator O'Connor College School
- Annunciation Catholic School
- Our Lady of Wisdom Catholic School
- St. Bonaventure CES
- Crestwood Preparatory College
- La Citadelle International Academy of Arts and Science
- Bayview Glen JK – Upper School (coed)
- Crescent School
- Toronto French School
- Havergal College

INCLUSIONS

Electric light fixtures, window coverings, new Bosch built-in stainless-steel dishwasher, built-in Panasonic stainless-steel microwave, new Frigidaire stainless-steel stove, new GE stainless-steel bottom mount fridge, hot water tank (owned by landlord), Samsung washer & dryer, garden shed.

EXCLUSIONS
- None

Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate.
The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.