

Floor Plan



LOT SIZE: 40 x 115 ft. (Rear: 76.49 ft. & West: 127 ft.) **TAXES:** \$4,304.61/26

BEDROOMS: 4 **BATHROOMS:** 1x4, 1x2

POSSESSION: Immediate/TBA **PARKING:** Single carport + 3 car parking

For more photos & information on this property

SCAN HERE



Karen
MOLLARTEAM
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Prospective purchasers should satisfy themselves as to 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.



— WELCOME TO —
50 Killamarsh Drive



www.50Killamarsh.com





EXTERIOR

- Single carport
- Three car parking
- Mature trees & shrubs

BACKYARD

- Perennial garden
- Fenced yard
- Patio
- Garden shed
- Central air conditioner

FOYER

- Ceramic tile flooring
- Coat closet

LIVING ROOM

- Engineered hardwood flooring
- Picture window
- Overlooks front garden

DINING ROOM

- Engineered hardwood flooring
- Sliding door walkout to back garden

KITCHEN

- Breakfast area
- Engineered hardwood flooring
- Ceramic tile backsplash
- Overlooks back garden
- Frigidaire 4-burner gas stove
- Allure built-in stove vent
- Panasonic stainless-steel microwave
- Frigidaire fridge
- Samsung built-in dishwasher

BEDROOM

- Engineered hardwood flooring
- Closet

HALLWAY

- Engineered hardwood flooring
- Walk-out to side yard

2 PIECE BATHROOM

- Updated
- Porcelain flooring

2ND LEVEL

- Engineered hardwood flooring
- Linen closet

PRIMARY BEDROOM

- Engineered hardwood flooring
- Mirrored sliding double door closet
- Overlooks back garden



BEDROOM

- Engineered hardwood flooring
- Overlooks back garden
- Closet

BEDROOM

- Engineered hardwood flooring
- Overlooks back garden
- Closet

4 PIECE BATHROOM

- Ceramic tile flooring

LOWER LEVEL

- Ceramic tile flooring

LAUNDRY ROOM

- Above-ground window
- Ceramic tile flooring
- 100-amp service
- GE washer
- Maytag dryer

RECREATION ROOM

- Ceramic tile flooring
- Above-ground window

UTILITY ROOM

- Furnace
- Hot water tank (Rental \$29.23/mo)
- Central vacuum
- Large crawl space

IN YOUR NEIGHBOURHOOD

- Derrydowns Park
- Toronto Public Library – York Woods branch
- Walmart Supercentre
- No Frills
- Baseline Sports Complex
- Downsview Park GO
- Rogers Stadium
- Black Creek Village
- York University
- Sobeys Stadium
- TTC, Highway 400, 401 & 407 ETR

NEIGHBOURHOOD SCHOOLS

- Derrydown Public School (French immersion)
- Elia Middle School
- Beverley Heights Middle School (French & middle immersion)
- Newtonbrook Secondary School (French & middle immersion)
- C W Jeffreys Collegiate Institute
- Stanley Public School (Middle immersion)
- St. Wilfrid Catholic School
- St. Martha Catholic School (French immersion)
- St. Jerome Catholic School (French immersion)
- St. Margaret Catholic School (Extended French)