



38 Crossburn Drive



karenmillarteam.com
416 390 2566
karen@karenmillar.com

web
direct
email

Karen
MOLLARTEAM
BROKER
EXCEEDING YOUR EXPECTATIONS



Signature Realty
IND. OWNED & OPERATED BROKERAGE

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.



38 Crossburn Drive

Lot Size: 54 x 236.5 Feet
Rear: 52 Feet, East: 232.6 Feet
Taxes: \$5,418.89/2018
Bedrooms: 3
Bathrooms: 2x3
Parking: Single carport & 2 car parking
Possession: Immediate/TBA

Special Features

- ✦ Overlooks ravine
- ✦ Furnace ‘14
- ✦ 100 amp service
- ✦ Two skylights
- ✦ Two fireplaces
- ✦ Professionally landscaped gardens

Front Exterior

- ✦ Underground sprinkler system
- ✦ Interlocking stone driveway
- ✦ Single carport
- ✦ Three car parking
- ✦ Landscaped gardens
- ✦ Mature trees and shrubs

Foyer

- ✦ Hideaway screen
- ✦ Broadloom
- ✦ Storage cupboard
- ✦ Built-in electric chair
- ✦ Double closet
- ✦ Crown moulding

Main Level

- ✦ Broadloom
- ✦ Separate entrance with hideaway screen
- ✦ Large cedar closet

Dining Room

- ✦ Built-in custom hutch with accent glass cupboards
- ✦ Open concept
- ✦ Broadloom
- ✦ Crown moulding
- ✦ Large picture window
- ✦ Overlooks front garden

Living Room

- ✦ Open concept
- ✦ Broadloom
- ✦ Crown moulding
- ✦ Large bay window
- ✦ Overlooks front garden & ravine
- ✦ Wood burning fireplace with wooden mantle
- ✦ Sliding door walkout to deck

Sitting Room

- ✦ Broadloom
- ✦ Pocket door
- ✦ Overlooks back garden
- ✦ Built-in shelving
- ✦ Crown moulding

Kitchen

- ✦ Skylight with remote
- ✦ Bay window
- ✦ Office nook
- ✦ Pot lights
- ✦ Ceramic tile backsplash
- ✦ Deep custom corner sink with waste chute
- ✦ Under cabinet lighting
- ✦ Built-in Best stove vent
- ✦ GE cooktop
- ✦ Built-in Maytag dishwasher
- ✦ Panasonic microwave
- ✦ Built-in GE wall oven
- ✦ Stainless steel bottom mount french door Samsung fridge

Master Bedroom

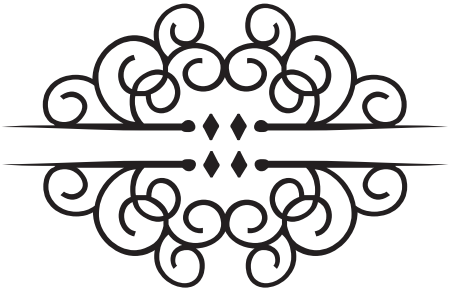
- ✦ Pocket door entry
- ✦ Broadloom
- ✦ Sliding door walkout to patio & ravine
- ✦ Custom wall-to-wall built-in wardrobe
- ✦ Large picture window
- ✦ Crown moulding

3 Piece Bathroom

- ✦ Skylight with remote
- ✦ Deep soaker tub with handheld spray
- ✦ Built-in storage cabinet

Lower Level

- ✦ Broadloom
- ✦ Storage closet
- ✦ Custom ramp
- ✦ Flex space



Laundry Room

- ✦ Maytag washer and front loader dryer
- ✦ Two laundry sinks
- ✦ Above-ground window
- ✦ Built-in storage cabinets
- ✦ Hot water tank (R)
- ✦ Storage closet

Recreation Room

- ✦ Broadloom
- ✦ Above-ground window
- ✦ Three double closets & one single closet
- ✦ L-shaped storage closet
- ✦ Access to Furnace Room
- ✦ Crown moulding

Bedroom

- ✦ Broadloom
- ✦ Two double closets
- ✦ Above-ground picture window
- ✦ Crown moulding

Bedroom/Office

- ✦ Broadloom
- ✦ Closet
- ✦ Built-in storage shelves
- ✦ Above-ground picture window

3 Piece Bathroom

- ✦ Walk-in shower
- ✦ Above-ground window

Sub Level

Family Room

- ✦ High ceilings
- ✦ Exposed wooden beams
- ✦ Broadloom
- ✦ Gas fireplace with stone surround
- ✦ Terrace door walk-out to patio & ravine
- ✦ Wall-to-wall windows

Backyard

- ✦ Raised wooden deck
- ✦ Backs on to ravine
- ✦ Mature privacy cedars
- ✦ Interlocking brick patios with custom glass railing
- ✦ Underground sprinkler system