

# Floor Plan



*25 Plateau Crescent*



**LOT SIZE:** 60 x 105 Feet

**BEDROOMS:** 3+1

**PARKING:** Single carport & 3 car parking

**TAXES:** \$5,007.79/2018

**BATHROOMS:** 1x5, 1x3

**POSSESSION:** October/TBA



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direct 416.390.2566 | office 416.443.0300 | fax 416.443.8619 | 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.













### *Special Features*

- Central air conditioner '15
- Furnace '05
- 100 amp service
- Steel roof & gutter helmet '08 with 50 year guarantee
- Modern Kitchen '12
- Central vacuum
- Two fireplaces
- Large private lot

### *Exterior*

- Large covered porch
- Single carport with custom built-in sliding barn door with hideaway storage
- Three car parking
- Mature trees and shrubs
- Textured concrete walkway
- Steel roof & gutter helmet '08 with 50 year guarantee
- Gas BBQ hookup
- Gas BBQ

### *Backyard*

- Private
- Textured concrete walkway & patio
- Large custom garden shed with textured concrete flooring
- Fenced yard
- Mature trees & shrubs
- Raised wooden deck
- Access to Carport

### *Foyer*

- Hardwood flooring
- Sliding double door coat closet



### *Kitchen '04*

- Skylight
- Breakfast nook
- Floor-to-ceiling pantry
- Stainless steel inlay double sink
- Granite countertops
- Glass accent cabinets
- Ceramic tile backsplash
- Pass-through to Dining Room
- Built-in wine rack
- Sliding door walk-out to back garden
- Overlooks back garden
- Stainless steel KitchenAid french door fridge
- Built-in stainless steel Maytag dishwasher
- Stainless steel 4 burner gas cooktop
- Built-in stainless steel custom Faber stove vent
- Built-in stainless steel KitchenAid double oven

### *Dining Room*

- Open concept
- Hardwood flooring
- Bay window
- Crown moulding
- Overlooks front garden
- Pass-through to Kitchen

### *Living Room*

- Open concept
- Large Bay window
- Wood burning fireplace with brick surround
- Hardwood flooring
- Overlooks front garden
- Crown moulding



### *Master Bedroom*

- Hardwood flooring
- Ceiling fan
- Two double closets
- Bay window
- Overlooks back garden

### *Bedroom*

- Hardwood flooring
- Bay window
- Ceiling fan
- Closet
- Overlooks backyard

### *Bedroom*

- Hardwood flooring
- Bay window
- Ceiling fan
- Closet

### *5 Piece Bathroom '98*

- Ceramic tile flooring
- Overlooks backyard
- Bidet
- Deep Jacuzzi jet tub with ceramic tile surround
- Built-in storage closets
- Pot lights

### *Separate Entrance*

- Built-in coat hooks
- Ceramic tile flooring
- Access to Carport

### *Lower Level*

- Storage under the stairs
- Piano
- Above-ground window
- Wall-to-wall floor-to-ceiling closets

### *Recreation Room*

- Pine flooring
- Paneled pine walls
- Built-in bookshelves
- Pot lights
- Gas fireplace with wooden mantel & brick hearth
- Built-in wall-to-wall drawers

### *3 Piece Bathroom '98*

- Ceramic tile flooring
- Above-ground window
- Walk-in shower
- Pot lights

### *Bedroom*

- Broadloom
- Above-ground window
- Pot lights
- Paneled walls
- Double closet

### *Laundry Room*

- Vinyl linoleum flooring
- Above-ground window
- Frigidaire dryer
- Kenmore washer
- Double closet
- Built-in storage cabinets
- Built-in storage counter with stainless steel sink
- Laundry sink
- Galaxy fridge
- 100 amp fuses

### *Utility/ Laundry Room*

- Built-in workbench
- Built-in cabinets
- Two above-ground windows
- Paneled walls
- Furnace '05