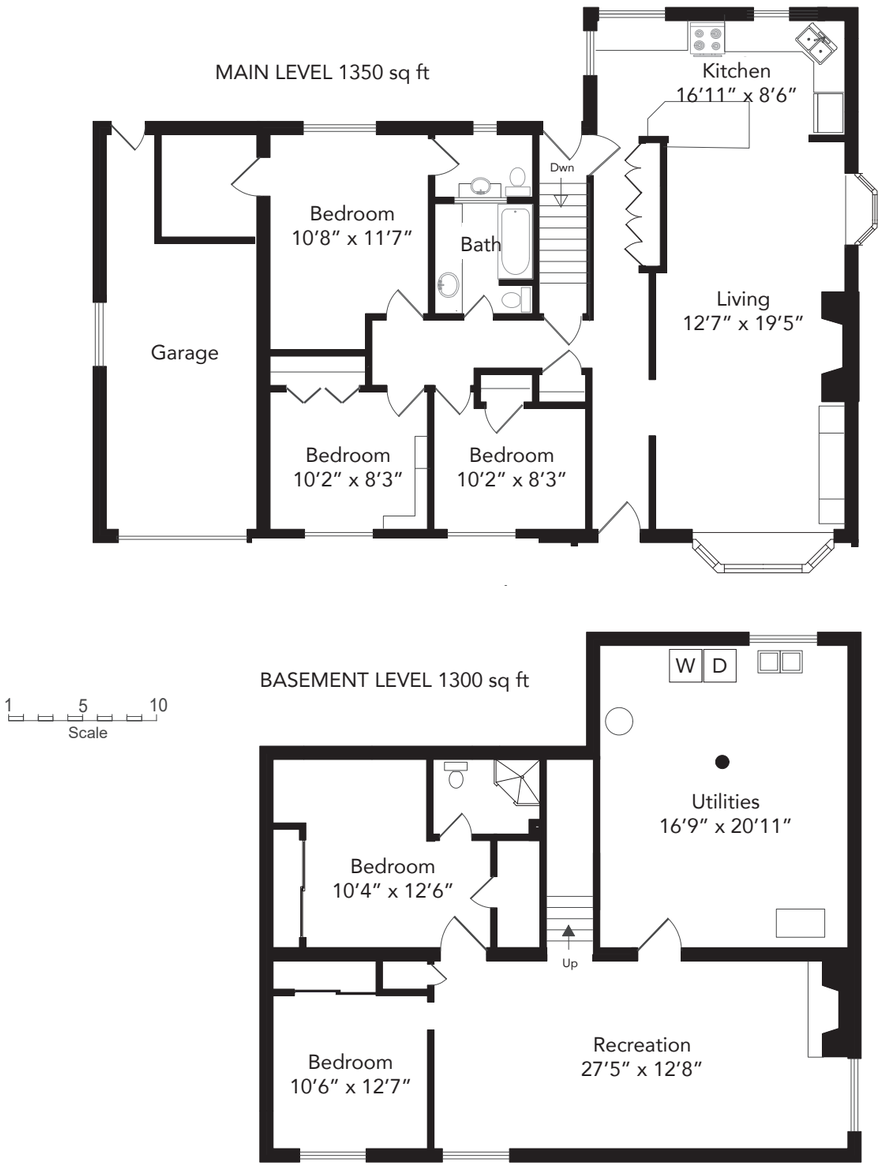


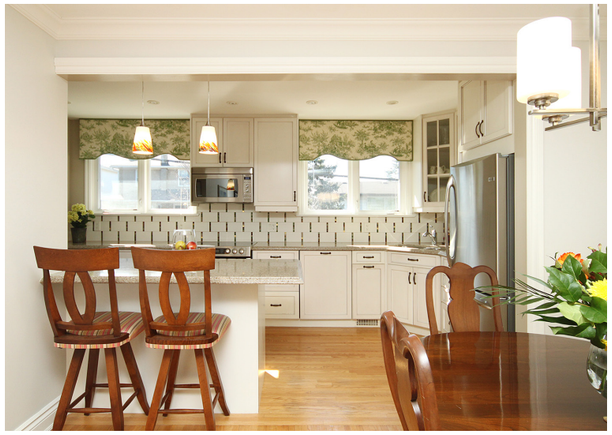
28 Hirondelle Place

ROYAL LEPAGE Signature Realty
IND. OWNED & OPERATED BROKERAGE

Karen MILLAR TEAM BROKER
EXCEEDING YOUR EXPECTATIONS

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
- 100 amps
- Updated windows
- Extra attic insulation ‘15
- Fascia, soffits & eaves troughs ‘17
- Roof ‘13
- Central air conditioner ‘13
- High efficiency furnace ‘13

Lot Size
- Irregular 74.88 x 122.18 feet

Taxes
- $5,261.98/2018

Bedrooms
- 3 + 2

Bathroom
- 1x4, 1x3, 1x2

Parking
- Single car garage + 2 car parking

Possession
- 60 days/TBA

Front
- In-ground garden sprinkler system
- Large mature trees
- Patio
- Single car garage
- Automatic door remote
- Built-in shelving

Main floor
- Hardwood flooring
- Coat closet
- Linen closet

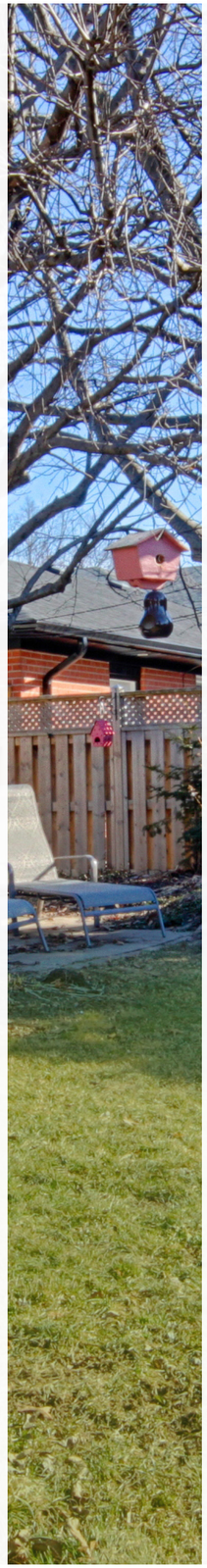
Foyer
- Slate tile & hardwood flooring

Kitchen ‘09
- Walk-out to backyard
- Open concept to Dining Room
- Shaker cabinets
- Hardwood flooring
- Wall-to-wall pantry
- Three picture windows overlooking backyard
- Quartz countertop
- Double sink
- Pot lights
- Stainless steel GE Profile bottom mount fridge
- Built-in stainless steel Panasonic microwave
- Built-in stainless steel Bosch stove
- Built-in Bosch dishwasher

Dining Room
- Open concept
- Hardwood flooring
- Bay window
- Hunter Douglas blinds
- Freshly painted ‘19

Living Room
- Open concept
- Hardwood flooring
- Fireplace with stone surround
- Built-in bookshelves
- Large bay window overlooking front garden
- Freshly painted ‘19

4 Piece Bathroom
- Ceramic tile flooring
- Vanity with built-in storage
- Wall-to-wall mirror



Master Bedroom
- Hardwood flooring under broadloom
- Two sconces
- Extra-large picture window overlooking backyard
- Walk-in closet with built-in lighting

2 Piece Ensuite Bathroom
- Picture window
- Mirrored cabinet

Bedroom
- Hardwood flooring
- Large picture window overlooking front yard
- Single closet

Bedroom
- Hardwood flooring
- Picture window overlooking front yard
- Double closet
- Built-in bookshelves
- Freshly painted ‘19

Lower Level

Recreation Room
- Broadloom
- Dry-core sub-flooring
- Gas fireplace with wooden mantel & brick surround
- Pot lights
- Wired for surround sound

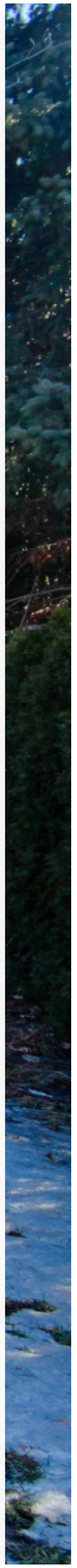
Bedroom
- Broadloom
- Dry-core sub-flooring
- Double sliding door closet with built-in shelving

Bedroom/Office
- Renovated ‘08
- Laminate flooring
- Double sliding door closet with built-in shelving
- Single closet

3 Piece Ensuite Bathroom
- Walk-in shower
- Vanity with built-in storage
- Updated window

Utility/Laundry Room
- Built-in shelving
- Hot water tank (owned)
- High efficiency furnace ‘13
- High efficiency central air conditioner ‘13
- High efficiency Bosch dryer
- High efficiency Kenmore Elite washer
- Double sink

Backyard
- Gas barbecue hook-up
- Large mature trees
- Fenced yard
- Stone and brick upper and lower patios
- Newly planted cedar hedges around perimeter of yard
- In-ground garden sprinkler system

For more photos and information about this property, please visit

www.28HirondellePl.com