



1 5 10
Scale

For more photos and information
about this property, please visit
www.8Butterfield.com



8 Butterfield Drive



LOT SIZE: 50 x 120 feet

BEDROOMS: 4

PARKING: Double car garage + 2 car parking

TAXES: \$6,993.73 (2018)

BATHROOMS: 1x5, 2x4, 1x2

POSSESSION: September/TBA



Signature Realty
IND. OWNED & OPERATED BROKERAGE

Karen
MOLLARTEAM
BROKER

EXCEEDING YOUR EXPECTATIONS



direct 416.390.2566 | office 416.443.0300 | fax 416.443.8619 | karen@karenmillar.com | karenmillarteam.com





SPECIAL FEATURES

- Roof '17
- 200 amp service
- Central air conditioner
- Large Family Room addition
- In-ground gunite pool' refurbished '07
- Updated windows
- Main floor Laundry Room
- Three gas fireplaces
- Six walkouts
- Central vacuum

EXTERIOR

- Double car garage
- Built-in shelving
- Two garage door remotes
- Two car parking
- Flagstone patio & walkways
- Professionally landscaped gardens
- Mature trees & shrubs

BACKYARD

- Raised wooden deck
- Oversized built-in awning with removable cover
- Storage area under the deck
- Two gas BBQ hookup outlets
- Built-in cable outlets (you can hook up a TV on the deck!)
- Fenced yard
- Interlocking brick patio
- Interlocking stone pool patio
- Three apple trees (two on the south side of the house, one in backyard)
- Rain barrel
- Composter on south side of house
- In-ground Gunite pool' refurbished 07
 - Heater '10
 - Polaris cleaner '18
 - A chlorinator
 - Pool pump '19
 - Remote control system from inside Kitchen for backyard lights and pool.

FOYER

- Stone flooring
- Double sliding mirrored door coat closet

LIVING ROOM

- Two double French oak doors
- Hardwood flooring
- Bay window
- Crown moulding
- Overlooks front garden
- Built-in shelving

DINING ROOM

- Hardwood flooring
- Valance lighting
- Crown moulding
- Wainscoting

KITCHEN

- French door entry
- Granite countertops
- Ceramic tile backsplash
- Porcelain flooring
- Under cabinet lighting
- Eat-in breakfast nook
- Built-in buffet with Granite countertop
- Sliding door walkout to deck & pool
- Panasonic microwave '16
- GE stove
- Built-in stove vent
- Built-in Bosch dishwasher
- Amana fridge with ice & water dispenser '17

FAMILY ROOM

- Updated gas fireplace '05 with stone surround
- Built-in book shelves
- Sliding door walk-out to raised wooden deck & pool
- Panelled walls
- Wired for surround sound
- Parquet flooring

2 PIECE POWDER ROOM

- Slate flooring
- Pot lights
- Pedestal sink

LAUNDRY ROOM

- Amana front loading washer & dryer '13
- Walk-out to side garden
- Built-in cabinets

UPPER LEVEL

- Hardwood flooring
- Mirrored double door linen closet

FAMILY ROOM - ADDITION '04-'05

- Double French door entry
- Cathedral ceiling
- City views
- Overlooks pool
- Hardwood flooring
- Pot lights
- Sliding door walk-out to balcony
- Built-in water feature
- Custom floor-to-ceiling windows
- Gas fireplace
- Built-in recessed shelving
- Two built-in glass cabinets

MASTER BEDROOM

- Hardwood flooring
- Sliding glass closet
- Ceiling fan
- Overlooks front garden
- Solar tube

4 PIECE ENSUITE BATHROOM

- Granite flooring
- Ceramic tile surround
- Built-in storage cabinets

BEDROOM

- Hardwood flooring
- Overlooks front garden
- Double sliding door closet

BEDROOM

- Hardwood flooring
- Overlooks front garden
- Double sliding door closet

BEDROOM

- Hardwood flooring
- Two double glass door closets
- Two solar tubes
- Office/Flex Space
- Attic access
- Access to air conditioner compressor
- Walk-out to balcony

5 PIECE BATHROOM

- Porcelain surround with glass tile accent
- Rain water shower head
- Large vanity with two sinks
- Pot lights
- Ceramic tile flooring
- Solar tube

LOWER LEVEL

- Broadloom
- Storage under the stairs
- Water filtering system

RECREATION ROOM

- Broadloom
- Open concept
- Sliding door walk-out to pool
- Gas fireplace with stone surround
- Built-in shelving
- Pot lights
- Halogen lighting

GAMES ROOM/OFFICE

- Open concept
- Broadloom
- Picture window
- Pot lights
- Overlooks Pool

WORKSHOP

- Temperature controlled Kenmore freezer
- Built-in workbench
- Stainless steel sink
- Access to Cold Room
- Built-in wine racks
- Built-in shelving

UTILITY ROOM

- Hot water tank (rental)
- 200 amp service
- Furnace

4 PIECE BATHROOM

- Sauna
- Walk-in shower
- Ceramic tile flooring