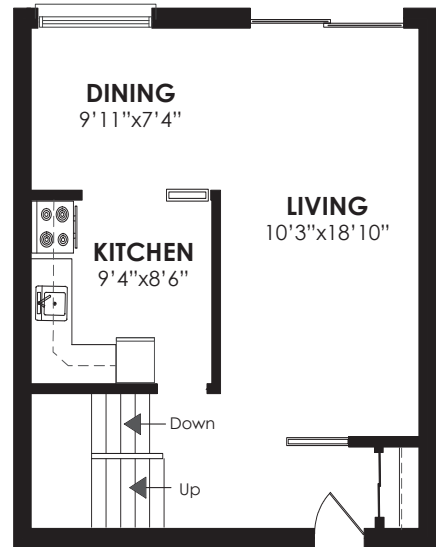


54 Three Valleys Drive #3



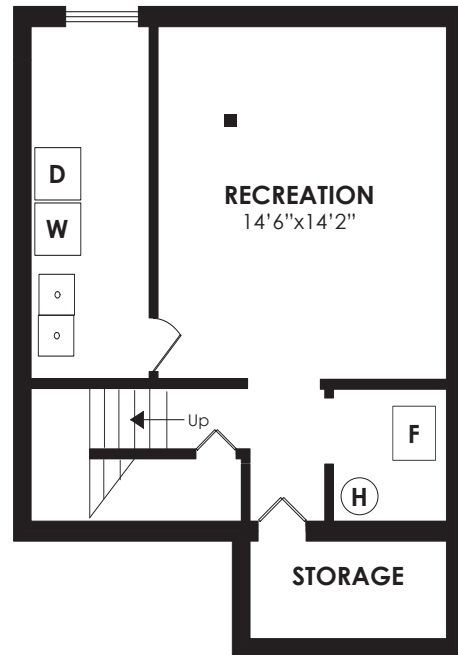
MAIN FLOOR 530 SQ FT



2ND FLOOR 600 SQ FT



BASEMENT FLOOR 600 SQ FT



TAXES: \$2,131.72/2019

POSSESSION: Immediate/TBA

BEDROOMS: 2

PARKING: 1 car parking (#24)

BATHROOMS: 1x4

MAINTENANCE:

\$477.99/month (includes water, basic cable, building, insurance, common elements & parking)



416.443.0300 • karenmillarteam.com • karen@karenmillar.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

- Hardwood flooring
- Central vacuum
- Renovated bathroom
- TTC at your doorstep
- Short walk to Three Valleys Public School
- Steps to walking & biking trails
- Barbecue's allowed

FOYER

- Hardwood flooring
- Double coat closet

LIVING ROOM

- Open concept
- Sliding door walk-out to back patio & garden
- Crown moulding

DINING ROOM

- Overlooks back garden
- Hardwood flooring
- Crown moulding

KITCHEN

- Eat-in
- Pass-through to Dining Room
- Ceiling fan
- Built-in copper stove vent
- Gas 4 burner Maytag stove
- Simplicity fridge

2ND LEVEL

- Hardwood flooring
- Linen closet

MASTER BEDROOM

- Hardwood flooring
- Large walk-in closet
- Overlooks back garden

BEDROOM

- Hardwood flooring
- Large double closet
- Overlooks back garden

4 PIECE BATHROOM

- Renovated
- Deep soaker tub
- Ceramic tile flooring
- Ceramic tile tub surround with glass tile accent
- Oversized vanity with Corian countertop

LOWER LEVEL

- Laminate flooring
- Storage under stairs

RECREATION ROOM

- Laminate flooring
- Paneled
- Pot lights

LAUNDRY ROOM

- Unspoiled
- Kenmore washer & dryer
- Shelving unit

STORAGE ROOM

- Laminate flooring
- Paneled
- Potential for 2nd bathroom

UTILITY ROOM

- Hot water tank (rental)

