



1 Groveland Crescent



LOT SIZE: 83 x 110.18 feet

BEDROOMS: 3 + 2

PARKING: Double car garage & 4 car parking

TAXES: \$6,541.15/19

BATHROOMS: 1x5, 1x3

POSSESSION: 120 days or tba



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

Prospective purchasers should satisfy themselves as to 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

- Totally renovated '10
- 200 amp service
- Roof'13
- Central air conditioner'10
- Tankless hot water system
- Additional insulation in attic
- All rear facing windows '10
- Main floor painted '19
- Updated 1 ¾ inch gas line

EXTERIOR

- Soffits & fascia '13
- Exterior lighting
- Double car garage
- Four car parking
- Interlocking patio
- Interlocking double driveway
- Landscaped gardens
- Mature trees and shrubs

BACKYARD

- Exterior lighting
- BBQ gas hookup
- Two pergolas
- Wooden deck
- Interlocking patio
- Access to Garage
- Custom shed
- Built-in double water feature
 - Pool heater '13
 - Pool pump '16
 - Premium safety pool cover

FOYER

- Slate flooring
- Frosted glass door with electronic door lock'18
- Large frosted transom window

MAIN LEVEL

- Hardwood flooring
- Coat closet
- Nest thermostat



LIVING/DINING ROOM

- Open concept
- Hardwood flooring
- Bow window overlooks front garden
- Pot lights
- Sliding door walk-out to garden & pool

KITCHEN

- Travertine flooring
- Corian countertop
- Glass tile backsplash
- Under cabinet lighting
- Pot lights
- Bay window
- Built-in pantry
- Roughed-in for gas stove
- Overlooks pool & garden
- Stainless steel double sink
- Built-in stainless-steel KitchenAid microwave
- Kenmore stove
- Built-in stainless-steel KitchenAid dishwasher 'as is'
- Amana bottom mount fridge

BEDROOM

- Hardwood flooring
- California style shutters
- Two wardrobes
- Overlooks front garden

BEDROOM

- Hardwood flooring
- California style shutters
- Overlooks front garden
- Closet

BEDROOM/OFFICE

- Hardwood flooring
- Closet
- Sliding door walkout to garden & pool

5 PIECE BATHROOM

- Overlooks pool
- Oversized vanity with stone countertop & 2 sinks
- Pot lights
- Heated ceramic tile flooring
- Deep soaker tub
- Porcelain tub surround with glass tile accent

LOWER LEVEL

- Storage under stairs
- Laminate flooring

MASTER BEDROOM

- Broadloom
- Access to storage under the stairs
- Above-ground bow window
- Pot lights
- Large walk-in closet with built-in organizers

BEDROOM

- Broadloom
- Above-ground window
- California style blinds
- Double closet

RECREATION ROOM

- Pot lights
- Above-ground window
- California style blinds
- Built-in desk

LAUNDRY ROOM/3 PIECE BATHROOM

- Heated porcelain tile flooring
- Custom built-in vanity with stone countertop
- Built-in mirrored storage cabinet
- Walk-in glass shower with ceramic tile surround & glass tile accent
- Front loading Frigidaire washer & dryer '10

UTILITY ROOM

- Tankless hot water system
- Water softener
- Furnace '10