



7 Tahoe Court



Karen
MOLLARTEAM
BROKER
EXCEEDING YOUR EXPECTATIONS

Karen Millar
Broker

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Signature Realty
IND. OWNED & OPERATED BROKERAGE

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Home Features

- ✦ Built in 1985 by Shane Baghai
- ✦ 400 Amp Service
- ✦ Roof '05
- ✦ Electric Furnace
- ✦ Central Air Conditioning '06
- ✦ 2 Wood Burning Fireplaces
- ✦ Intercom System Throughout
- ✦ Entertainment Size Wooden Deck
- ✦ 2 Sliding Door Walkouts to Backyard
- ✦ 3 Skylights
- ✦ Side Door Entry & Garage Access
- ✦ Central Vacuum

In Your Neighbourhood

- ✦ Ames Park
- ✦ Windfields Park & Trails
- ✦ Edwards & Toronto Botanical Gardens
- ✦ Banbury Community Centre
- ✦ York Mills Shopping Centre
- ✦ York Mills Gardens Plaza
- ✦ Shops at Don Mills
- ✦ York Mills Arena
- ✦ Denlow Public School
- ✦ Windfields Public School
- ✦ York Mills Collegiate Institute
- ✦ École Secondaire Étienne-Brûlé



Front Exterior

- ✦ Double garage + 4 car parking
- ✦ Interlocking brick driveway
- ✦ Landscaped gardens

Foyer

- ✦ 2-storey ceiling
- ✦ Double door entry
- ✦ Marble tile flooring
- ✦ Mirrored staircase with oak railing
- ✦ Double closet

Living Room

- ✦ Broadloom
- ✦ Wood burning fireplace with wooden mantle and marble hearth
- ✦ Bay window
- ✦ Crown moulding

Dining Room

- ✦ Broadloom
- ✦ Crown moulding
- ✦ Recessed lighting
- ✦ Bay window

Kitchen

- ✦ Sliding door walkout to deck
- ✦ Centre island with cooktop
- ✦ Built-in Bosch dishwasher
- ✦ Ceramic backsplash
- ✦ Amana fridge
- ✦ Built-in Panasonic microwave
- ✦ Built-in oven
- ✦ Large pantry
- ✦ Eat-in
- ✦ Built-in desk
- ✦ Vertical blinds
- ✦ Ceramic tile flooring
- ✦ Recessed lighting
- ✦ Pot drawers
- ✦ Lazy Susan
- ✦ Tray cupboard
- ✦ Triple sink
- ✦ Under cabinet lighting
- ✦ Instant hot water tap
- ✦ Garburator



Family Room

- ✦ Broadloom
- ✦ Sliding door walkout to deck
- ✦ Crown moulding
- ✦ Wainscoting
- ✦ Built-in bookcase
- ✦ Wood burning fireplace with wooden mantle & marble hearth & surround
- ✦ Bay window
- ✦ Recessed lighting

Laundry Room

- ✦ Side door entry
- ✦ Access to garage
- ✦ Maytag washer & dryer
- ✦ Wall-to-wall cabinets
- ✦ Clothing-folding counter
- ✦ Ceramic tile flooring
- ✦ Double closet
- ✦ Sink

2 Piece Powder Room

- ✦ Marble tile flooring
- ✦ Wall-to-wall mirror

Office/Library

- ✦ Parquet flooring
- ✦ Oak paneled walls
- ✦ Built-in bookshelf
- ✦ Recessed lighting
- ✦ Wet bar
- ✦ Overlooks front yard

Upper Level

- ✦ Broadloom
- ✦ Walk-in linen closet

Master Bedroom

- ✦ Broadloom
- ✦ Ceiling fan

Dressing Room

- ✦ Makeup vanity with sink
- ✦ Skylight
- ✦ 2 walk-in closets



6 Piece Ensuite Bathroom

- ✦ Double sink
- ✦ Jetted tub
- ✦ Bidet
- ✦ Skylight
- ✦ Separate shower
- ✦ Ceramic tile flooring & tub surround
- ✦ Water closet

Bedroom

- ✦ Broadloom
- ✦ Double closet
- ✦ Track lighting
- ✦ Overlooks backyard

4 Piece Jack & Jill Bathroom

- ✦ Ceramic tile flooring & tub surround
- ✦ Wall-to-wall mirror
- ✦ Skylight
- ✦ Water closet

Bedroom

- ✦ Broadloom
- ✦ Double closet

Bedroom

- ✦ Overlooks front yard
- ✦ Broadloom
- ✦ Double closet
- ✦ Track lighting

5 Piece Ensuite Bathroom

- ✦ Double sinks
- ✦ Ceramic tile flooring & tub surround

Lower Level

- ✦ Above ground windows

Hobby Room

- ✦ Broadloom
- ✦ Oversized mirrored closet
- ✦ Recessed lighting
- ✦ Built-in shelving

Utility & Storage Room

- ✦ Storage room
- ✦ Beaumark freezer



Recreation &
Billiard Room

- ✦ Billiard table
- ✦ Parquet flooring
- ✦ Recessed lighting
- ✦ Wet bar with storage cabinets
- ✦ Wall-to-wall mirror
- ✦ Track lighting
- ✦ 2 closets

Bedroom

- ✦ Broadloom
- ✦ Oversized mirrored closet

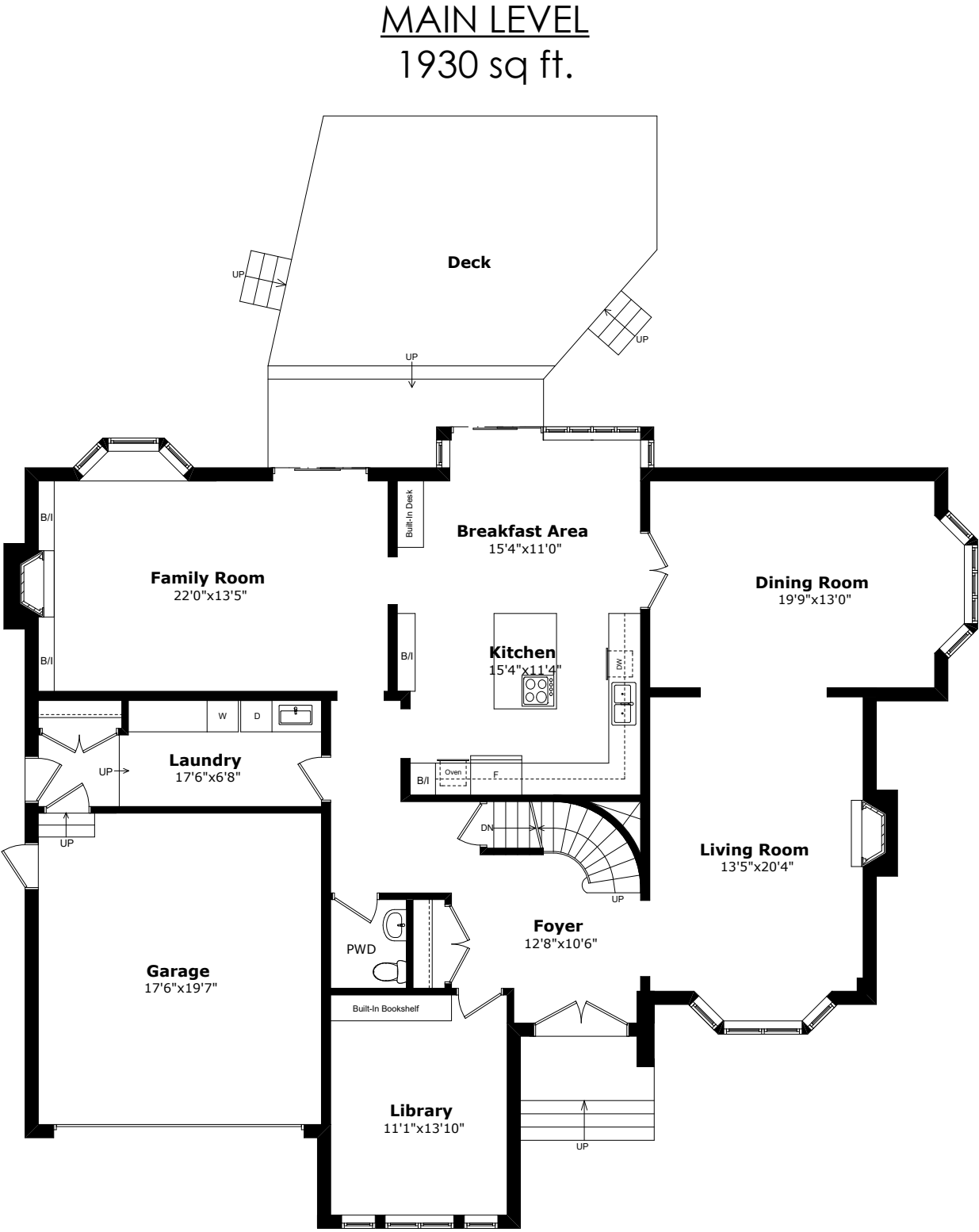
4 Piece Ensuite Bathroom

- ✦ Ceramic tile flooring & tub surround

Backyard

- ✦ Entertainment size wooden deck with built-in benches
- ✦ Fully fenced
- ✦ Tree canopy
- ✦ 2 lampposts

Lot size: 44.75 x 105 ft. (to be verified by buyer)
Taxes: \$11,791.86/2016
Bedrooms: 4 + 1
Bathrooms: 1 x 2, 2 x 4, 1 x 5, 1 x 6 Piece
Parking: Double car garage + 4 car parking
Possession: 60 days or tba



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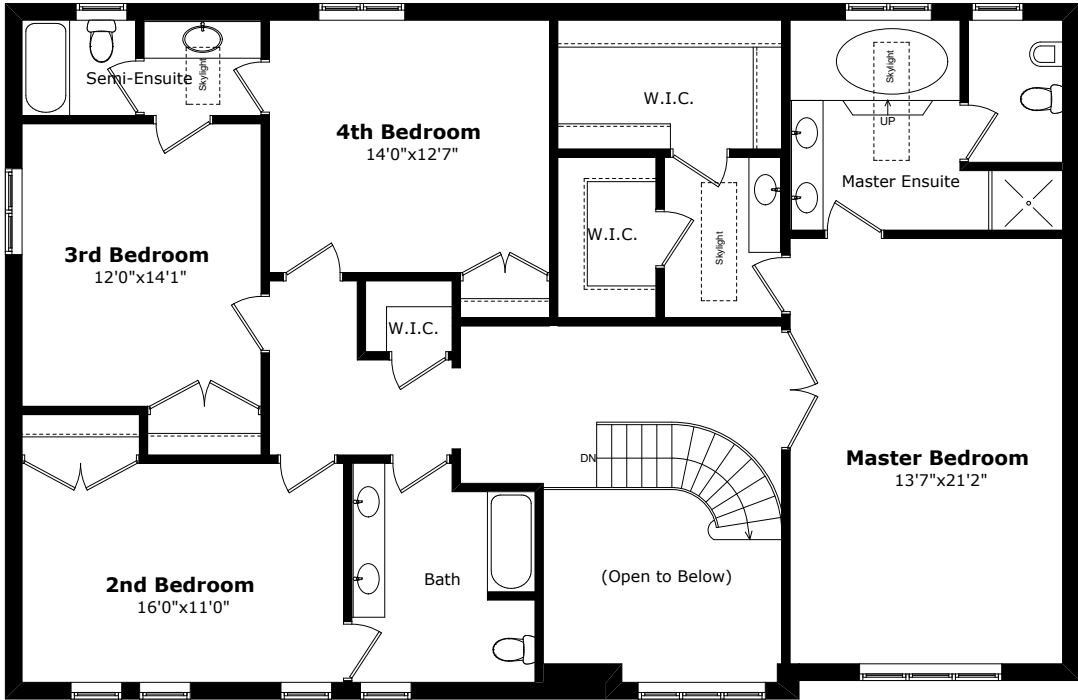


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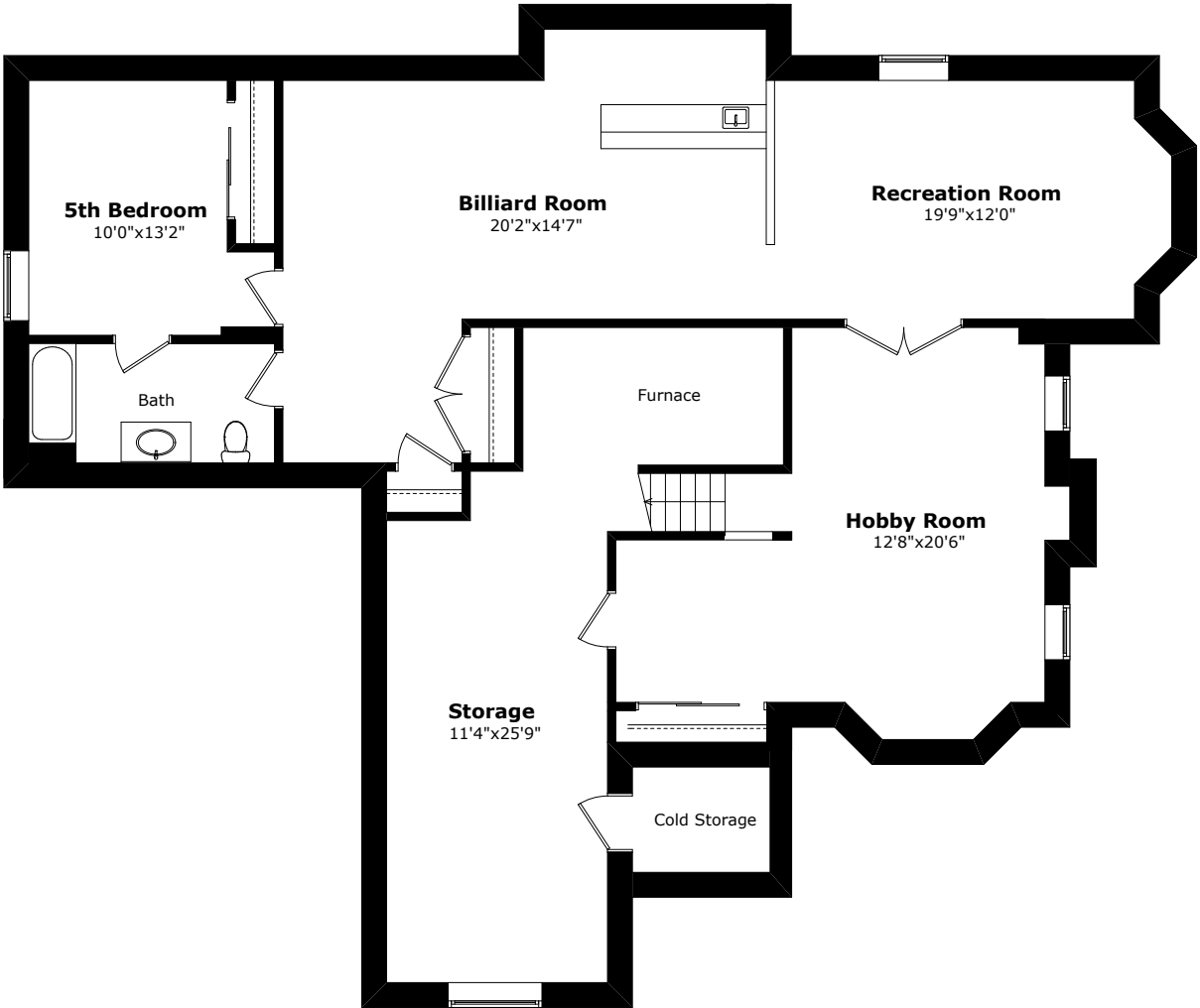
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UPPER LEVEL
1840 sq ft.



LOWER LEVEL
1970 sq ft.



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