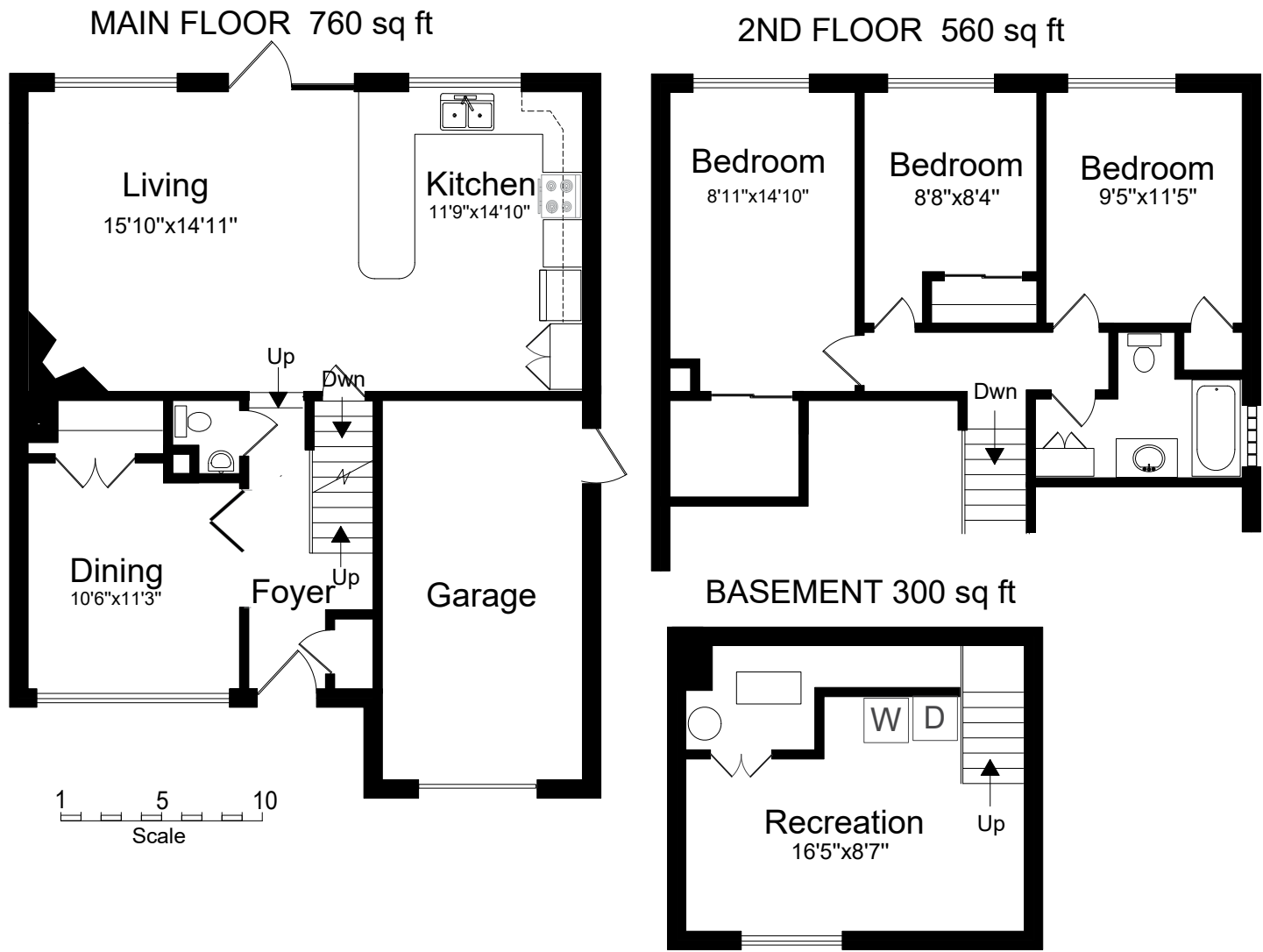


Floor Plan



LOT SIZE: 35 x 148.50 feet **BEDROOMS:** 3 **BATHROOMS:** 1x4, 1x2
PARKING: Single car garage & 3 car parking **POSSESSION:** Immediate



Signature Realty
IND. OWNED & OPERATED BROKERAGE

Karen
MOLLARTEAM
BROKER
EXCEEDING YOUR EXPECTATIONS



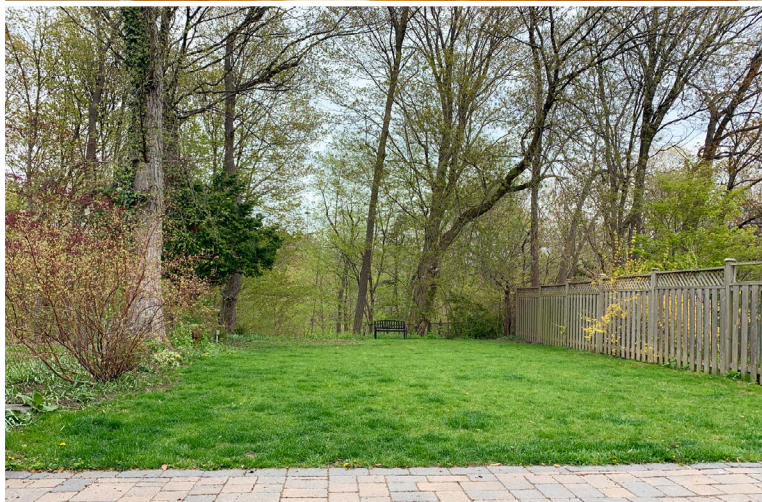
direct 416.390.2566 | office 416.443.0300 | fax 416.443.8619 | karen@karenmillar.com | karenmillarteam.com

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.



151 Three Valleys Drive





SPECIAL FEATURES

- ◆ Ravine lot
- ◆ Large backyard
- ◆ Modern home
- ◆ Stainless steel appliances
- ◆ Steps to schools, parks, shops & transportation
- ◆ Hardwood flooring on main & upper levels
- ◆ Updated windows
- ◆ Central air conditioning.

EXTERIOR

- ◆ Single car garage
- ◆ Three car parking
- ◆ Mature trees & shrubs

BACKYARD

- ◆ Ravine lot
- ◆ Large entertainment sized stone patio
- ◆ Mature trees & shrubs
- ◆ Fenced yard

FOYER

- ◆ Quartz flooring
- ◆ Coat closet

2 PIECE POWDER ROOM

- ◆ Quartz flooring
- ◆ Custom vanity

DINING ROOM

- ◆ Custom bi-fold door entry
- ◆ Hardwood flooring
- ◆ Oversized wall-to-wall picture window
- ◆ Overlooks front garden
- ◆ Double French door closet
- ◆ Potential for Dining Room or 4th bedroom

LIVING ROOM

- ◆ Open concept
- ◆ Hardwood flooring
- ◆ Gas fireplace with wooden mantle & stone surround
- ◆ Oversized picture window
- ◆ Overlooks garden & ravine
- ◆ Custom walk-out to garden & ravine
 - Hideaway screen

KITCHEN

- ◆ Open concept
- ◆ Quartz countertops
- ◆ Quartz backsplash
- ◆ Breakfast bar
- ◆ Stainless steel inlay double sink
- ◆ Pot lights
- ◆ Under cabinet lighting
- ◆ Large double door pantry & broom closet
- ◆ Overlooks ravine
- ◆ Built-in stainless steel Bosch dishwasher
- ◆ Built-in stainless steel Samsung microwave
- ◆ Built-in stainless steel Maytag stove
- ◆ Stainless steel under mount Samsung double door fridge

UPPER LEVEL

- ◆ Hardwood flooring

MASTER BEDROOM

- ◆ Hardwood flooring
- ◆ Overlooks ravine
- ◆ Mirrored sliding door raised walk-in closet
 - Built-in organizers

BEDROOM

- ◆ Hardwood flooring
- ◆ Overlooks ravine
- ◆ Mirrored sliding door closet
 - Built-in organizers

BEDROOM

- ◆ Hardwood flooring
- ◆ Overlooks ravine
- ◆ Closet

LOWER LEVEL

- ◆ Broadloom
- ◆ Storage under stairs
- ◆ Built-in shelving
- ◆ Pot lights
- ◆ Access to stainless steel front loading LG washer & dryer

UTILITY ROOM

- ◆ Furnace
- ◆ Hot water tank