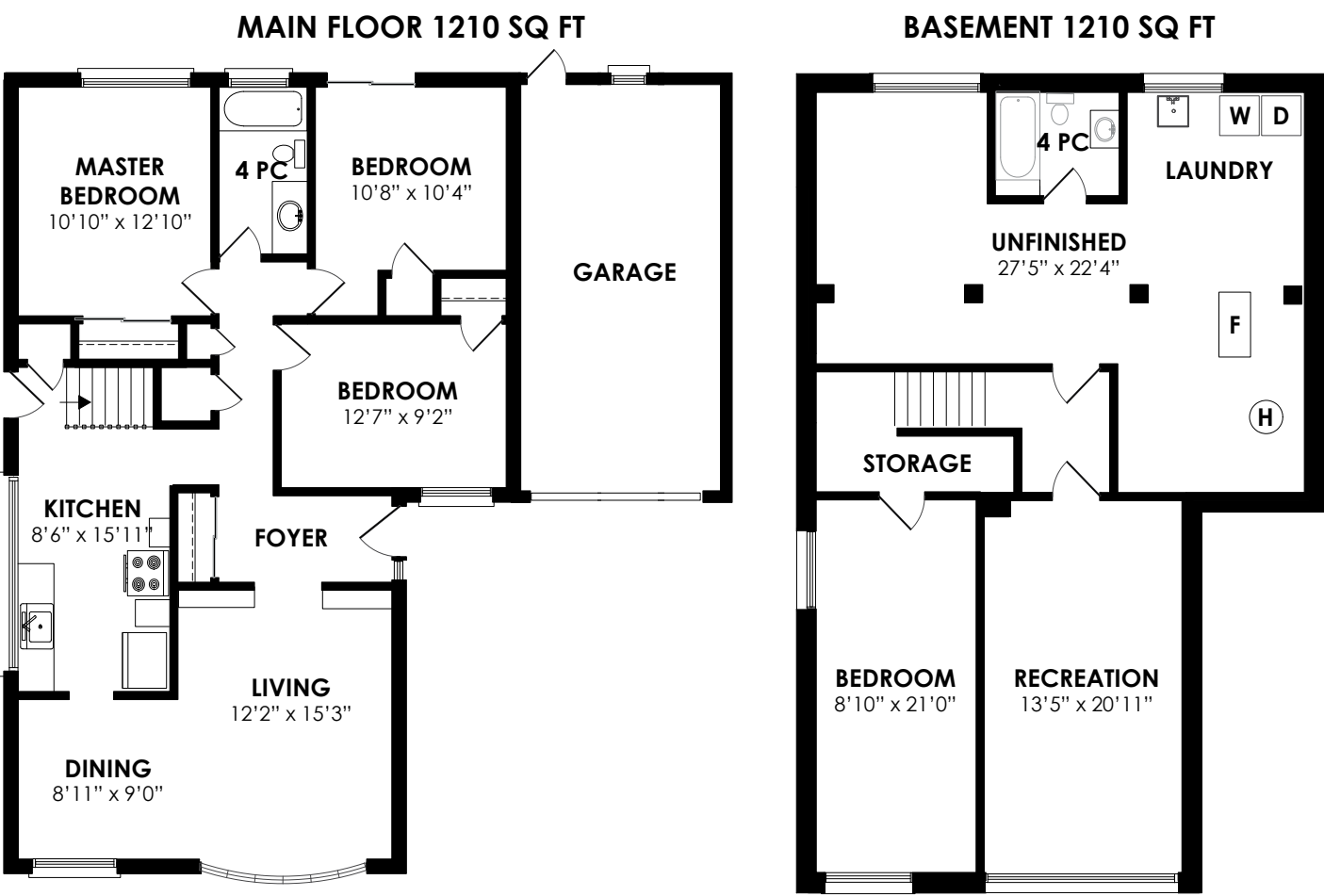


Floor Plan



111 Broadlands Boulevard



LOT SIZE: 55 x 120 feet **TAXES:** \$3,921.31/2020 **BEDROOMS:** 3+1 **BATHROOMS:** 2x4

PARKING: Single car garage & 3 car parking **POSSESSION:** Immediate/TBA



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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

- Updated windows
- Hardwood flooring under Broadloom
- In-ground pool
- Two walk-outs

IN YOUR NEIGHBOURHOOD

- Broadlands Public School (French immersion)
- Cassandra Public School
- Ranchdale Public School
- Milne Valley Public School
- Victoria Park Collegiate Institute
- Senator O'Connor
- TTC
- Short distance to Don Mills, Eglinton & Victoria Park Subway Stations
- Express TTC to downtown
- Broadlands Community Centre
- Access to walking trails in Deerlick Creek
- Charles Sauriol Conservation Area
- Donwood Plaza
- Shops at Don Mills

EXTERIOR

- Mature trees & shrubs
- Single car garage
- Three car parking
- Interlocking walkway
- Stone steps

MAIN FLOOR

- Hardwood flooring under broadloom
- Broom closet
- Linen closet

FOYER

- Ceramic tile flooring
- Double coat closet

LIVING/DINING ROOM

- L-shaped
- Hardwood flooring under broadloom
- Updated bow window
- Updated picture window
- Crown moulding
- Wall-to-wall built-in shelving
- Overlooks front garden

KITCHEN

- Sun flooded
- Updated windows
- Ceramic tile flooring
- Breakfast area
- Ceramic tile backsplash
- Walk-out to side yard
- Ceiling fan
- Pantry/storage closet
- Viking fridge
- Kenmore stove
- Built-in Kenmore dishwasher

MASTER BEDROOM

- Ceiling fan
- Hardwood flooring under broadloom
- Large double closet
- Overlooks back garden & pool
- Updated window

BEDROOM

- Hardwood flooring under broadloom
- Overlooks back garden & pool
- Closet
- Ceiling fan

BEDROOM

- Hardwood flooring under broadloom
- Overlooks front yard
- Ceiling fan

4 PIECE BATHROOM

- Ceramic tile flooring & surround

LOWER LEVEL

- Broadloom

RECREATION ROOM

- Broadloom
- Paneled
- Above-ground windows

BEDROOM

- Broadloom
- Above-ground windows
- Paneled
- Large I-shaped walk-in closet

LAUNDRY/UTILITY ROOM

- Unspoiled
- Hot water tank (rental)
- Furnace
- Above-ground windows
- Kenmore washer
- Inglis dryer

4 PIECE BATHROOM

- Ceramic tile surround

BACKYARD

- In-ground pool
- Interlocking patio
- Access to Garage
- Raised wooden deck
- Fenced yard
- Mature trees & shrubs

For more photos and information
on this property, please visit

www.111BroadlandsBlvd.com