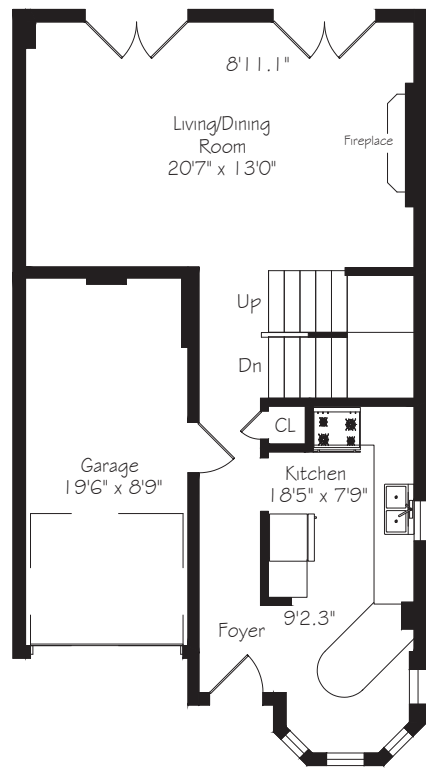
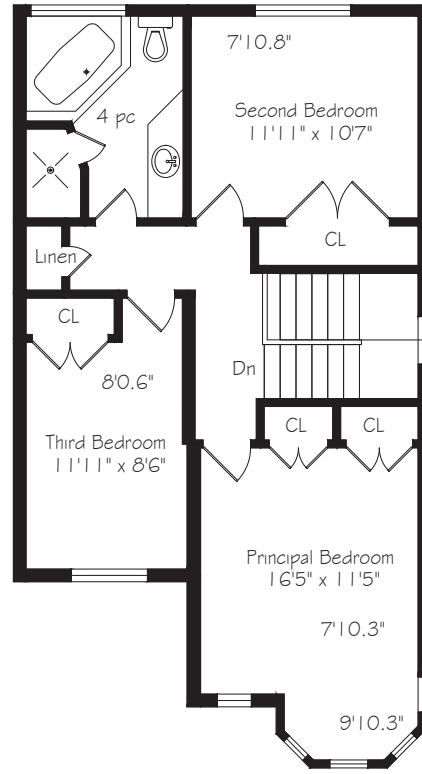


Floor Plan

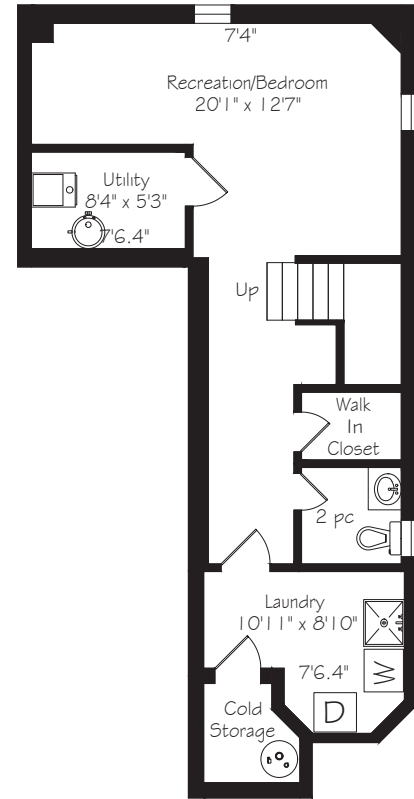
Main Floor
615 Square Feet



Second Floor
660 Square Feet



Lower Level
615 Square Feet



131 Barber Greene Road



LOT SIZE: 31.69 x 79.72 Feet

BEDROOMS: 3

PARKING: Single car garage & 1 car parking

TAXES: \$4,809.62/2020

BATHROOMS: 1x4, 1x2

POSSESSION: 90-120 days/TBA



Signature Realty
IND. OWNED & OPERATED BROKERAGE

Karen
MOLLARTEAM
BROKER

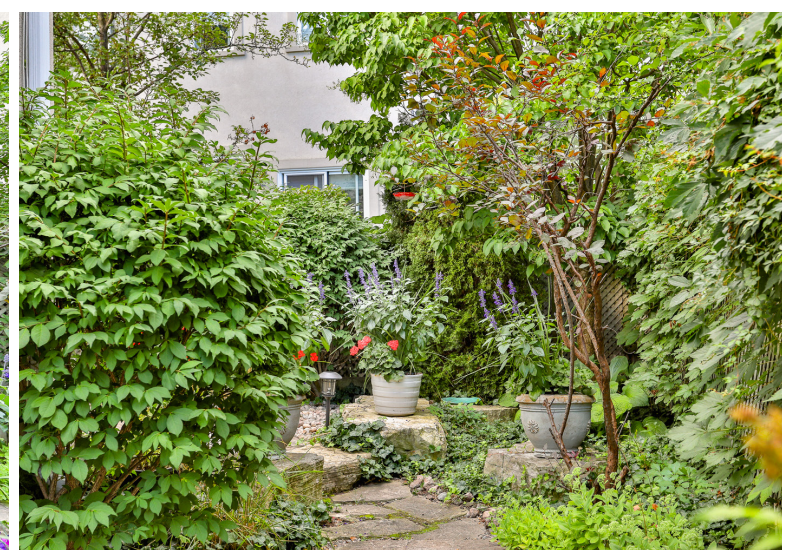
EXCEEDING YOUR EXPECTATIONS



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.





SPECIAL FEATURES

- Roof '18
- Central air conditioner '17
- 100-amp service
- Hunter Douglas window coverings throughout
- Private backyard oasis
- 10-foot ceilings on main floor
- Roughed-in central vacuum
- Wired for alarm system

EXTERIOR

- Interlocking driveway
- Single car garage with garage remote door opener
- Mature trees & shrubs

BACKYARD

- Fenced yard
- Tobermory stone pathway and patio
- Mature trees & shrubs
- Private tree canopy coverage
- Gas BBQ hookup
- Electrical outlet

FOYER

- Coat closet
- Ceramic tile flooring

KITCHEN

- Paris kitchen cabinetry
- Ceramic tile flooring
- Undercabinet lighting
- Overlooks front garden
- Breakfast bar
- Bowed window breakfast nook
- Hunter Douglas blinds
- Stainless-steel Kenmore dishwasher '17
- Whirlpool fridge
- Magic Chef 4 burner gas stove
- Built-in stove vent
- Sharp microwave

DINING ROOM

- Open concept
- Hardwood flooring
- 10-foot ceilings
- Crown moulding
- Double terrace doors walk-out to back garden with built-in phantom screen & Hunter Douglas silhouette shades

LIVING ROOM

- Open concept
- Hardwood flooring
- Gas fireplace with wooden mantle
- Crown moulding
- Double terrace doors walk-out to back garden with built-in Hunter Douglas silhouette shades

UPPER LEVEL

- Broadloom
- Linen closet
- Window overlooking side garden
- Natural light

MASTER BEDROOM

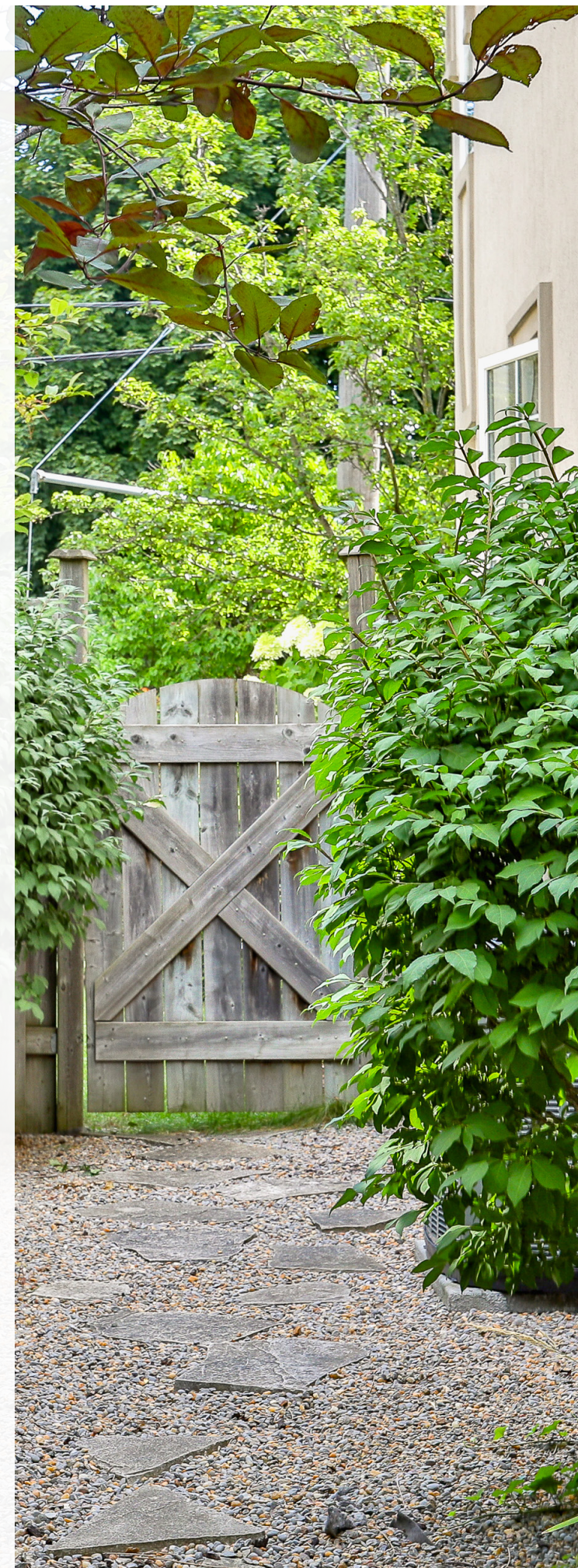
- Broadloom
- Ceiling fan
- Bow windows
- Overlooks front garden
- Two double closets
- Hunter Douglas curtains & blinds
- Wired for Bell Express View Satellite

BEDROOM

- Broadloom
- Overlooks back garden
- Extra-large double closet with built-in shelving
- Shelving

BEDROOM

- Broadloom
- Double closet
- Overlooks front garden



4 PIECE BATHROOM

- Large Mirolin jet tub
- Hunter Douglas blinds
- Walk-in shower with glass door
- Large vanity with built-in storage
- Ceramic tile flooring

LOWER LEVEL

- Broadloom
- Storage closet with lighting

RECREATION/GUEST ROOM

- Above-ground windows
- Broadloom
- Pot lights
- Storage shelves

LAUNDRY ROOM

- Front loading Kenmore washer & dryer '15
- Shelving
- Access to Cold Room
 - Sump pump - new '20

UTILITY ROOM

- Furnace
- Hot water tank (rental)

2 PIECE POWDER ROOM

- Ceramic tile flooring
- Above-ground window

IN YOUR NEIGHBOURHOOD

- Don Mills Trails
- Shops at Don Mills
- Toronto Public Library
- McEwan
- Metro
- C&C Supermarket
- Shopper's Drug Mart
- Cineplex VIP Cinemas

For more photos and information about this property, please visit:

www.131BarberGreene.com