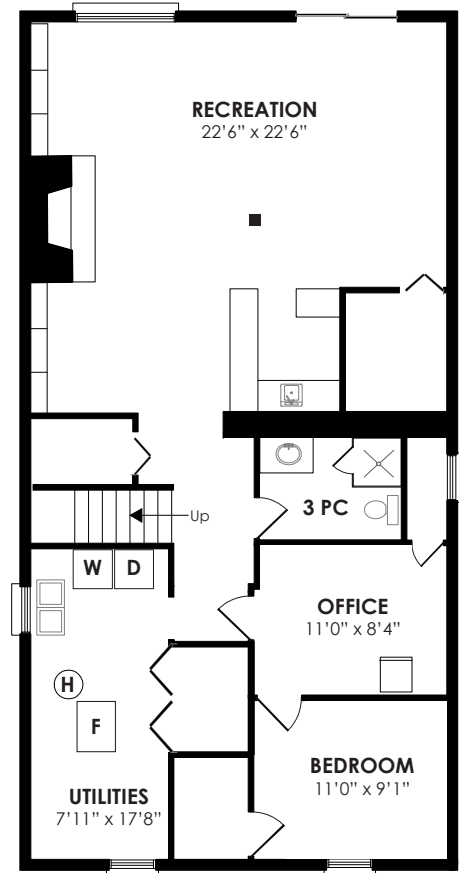
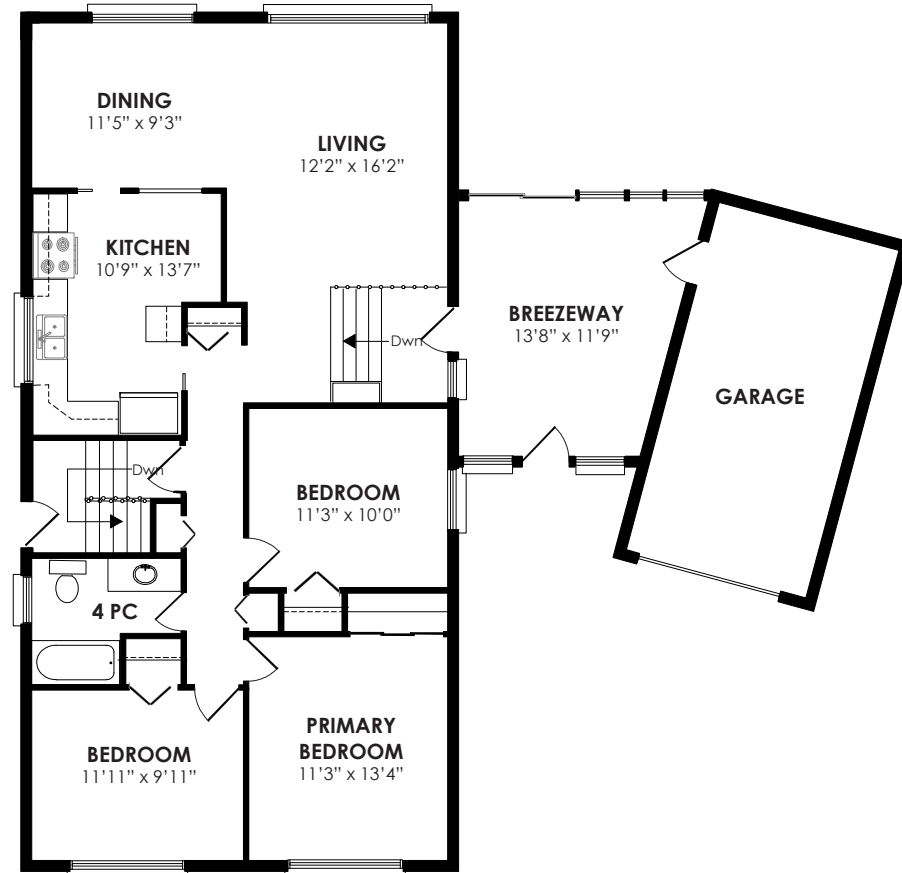


# Floor Plan

**BASEMENT 1220 SQ FT**



**MAIN FLOOR 1220 SQ FT**



**LOT SIZE:** 35.99 x 110.18 ft., Irregular: 84.25 R, 115.87 S

**BEDROOMS:** 3 + 1

**PARKING:** Single car garage & 5 car parking

**TAXES:** \$4,785.64/2020

**BATHROOMS:** 1x4, 1x3

**POSSESSION:** October 22/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.

WELCOME TO  
*10 Mere Court*



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#### SPECIAL FEATURES

- Roof '19
- Central air conditioner '10
- Furnace '09
- 100-amp service
- Updated bathrooms
- Large private lot
- New garage door '20
- Mostly new windows '16

#### EXTERIOR

- Interlocking driveway '15
- Five car parking
- Single car garage
- Mature trees & shrubs
- New garage door '20 with remote
- Built-in exterior lighting 'as is'

#### BACKYARD

- Fenced yard
- Interlocking steps & patio '15
- Children's Rainbow Playsystem
- Two buried downspouts
- Storage chest
- Built-in exterior lighting 'as is'
- Large yard has pool potential, space for all sports

#### BREEZEWAY

- Sliding door walk-out to back garden
- Access to Garage
- Overlooks back garden
- Frost proof water faucet

#### FOYER

- Chandelier
- Stone flooring
- Double mirrored closet

#### MAIN FLOOR

- Ecobee thermostat
- Broom closet
- Linen closet
- Laminate flooring
- Separate side entrance

#### LIVING ROOM

- Open concept
- Laminate flooring
- Crown moulding
- Large picture window
- Cordless California style blinds
- Overlooks back garden

#### DINING ROOM

- Open concept
- Laminate flooring
- Large picture window
- Cordless California style blinds
- Overlooks back garden

#### KITCHEN

- Updated window '16 with roller blind
- Laminate flooring
- Portable Kitchen island with built-in breakfast bar & storage
- Breakfast nook
- Four burner Electrolux gas stove with electric oven
- Built-in stainless-steel stove vent '19
- Built-in Frigidaire dishwasher
- LG microwave
- Stainless-steel GE bottom mount fridge

#### PRIMARY BEDROOM

- Crown moulding
- Laminate flooring
- Overlooks front garden
- California style blinds
- Extra-large double closet with sliding doors

#### BEDROOM

- Crown moulding
- Laminate flooring
- Overlooks front garden
- California style blinds
- Closet

#### BEDROOM

- Laminate flooring
- Closet
- Cordless California style blinds
- Crown moulding

#### 4 PIECE BATHROOM

- Ceramic tile flooring
- Ceramic tile surround
- Deep soaker tub

#### LOWER LEVEL

- Fibreglass acoustical panels and Roxul Safe & Sound fire and sound proofing insulation placed in ceiling tile in basement
- Laminate flooring
- Storage under stairs

#### 3 PIECE BATHROOM '14

- Porcelain flooring
- Walk-in glass shower
- Ceramic tile surround with glass tile accent
- Pot lights
- Vanity with oversized sink

#### RECREATION ROOM

- Open concept
- Laminate flooring
- Gas fireplace 'as is'
- Built-in shelving
- Large picture window
- Built-in wet bar with storage
- Sliding door walk-out to back garden & patio
- Walk-in closet

#### OFFICE/STORAGE

- Laminate flooring
- Whirlpool French door fridge
- Walk-in closet with above-ground window

#### BEDROOM

- Closet
- Above-ground window
- Closet

#### LAUNDRY/UTILITY

- Storage under stairs
- Above-ground window
- Large double closet
- Metal shelving
- Bosch front loading washer
- Kenmore front loading dryer

#### IN YOUR NEIGHBOURHOOD

- Victoria Village PS
- Milne Valley Middle School
- Victoria Park Collegiate
- Steps to TTC
- Close DVP, shops & restaurants
- Charles Sauriol Conservation Area