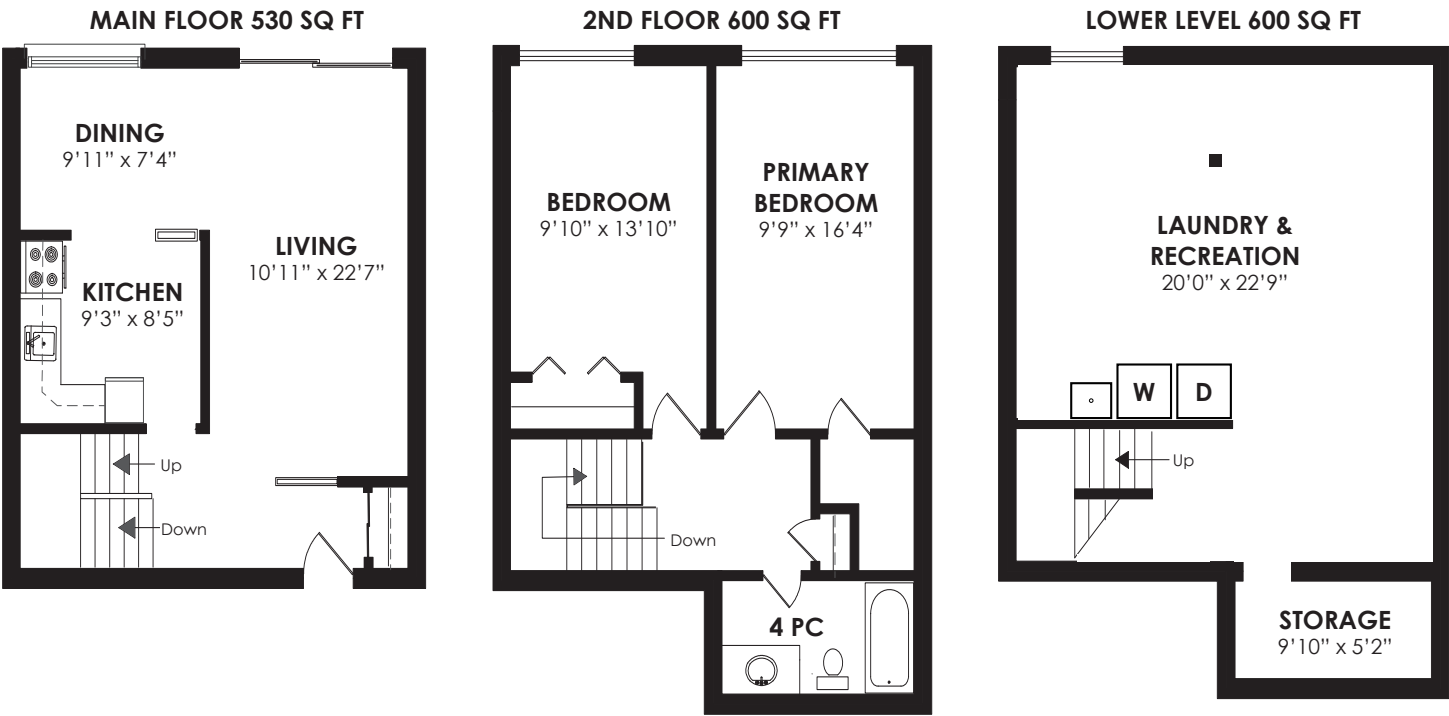




46 Three Valleys Drive #10



TAXES: \$2,164.93/2020

BEDROOMS: 2

BATHROOMS: 1x4

POSSESSION: Immediate/TBA

PARKING: 1 surface spot (#9)

MAINTENANCE FEES:

\$491.54/month (includes water, basic cable & internet, building insurance, common elements & parking)



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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

- Hardwood flooring
- Roof '20
- Furnace '08
- TTC at your doorstep
- Short walk to Three Valleys Public School
- Steps to walking & biking trails
- Barbecue's allowed

IN YOUR NEIGHBOURHOOD

- Deerlick Creek walking trails
- Donalda Golf Club
- Brookbanks Public Library
- Donwoods Plaza
- The Shops at Don Mills
- Steps to Oriole Go station
- Minutes to DVP & Highway 401
- Downtown/Don Valley Express TTC bus to Downtown

FOYER

- Hardwood flooring
- Coat closet
- Crown moulding

LIVING ROOM

- Open concept
- Hardwood flooring
- Crown moulding
- Sliding door walk-out to private patio

DINING ROOM

- Hardwood flooring
- California style shutters
- Crown moulding
- Overlooks back patio

KITCHEN

- Overlooks Dining Room
- Eat-in area
- Fridge
- Four burner gas stove
- Built-in stove vent
- Stainless-steel double sink

2ND LEVEL

- Hardwood flooring
- Linen closet

PRIMARY BEDROOM

- Vaulted ceiling
- Hardwood flooring
- California style shutters
- Large walk-in closet

BEDROOM

- Vaulted ceiling
- Large double closet
- Hardwood flooring
- California style shutters

4 PIECE BATHROOM

- Ceramic tile flooring & surround
- Sliding mirrored door storage cabinet

LOWER LEVEL

LAUNDRY & RECREATION ROOM

- Unspoiled
- Storage under the stairs
- Washer & dryer
- 60-amp service
- Hot water tank (rental)

STORAGE ROOM

- Possible 2nd bathroom

BACKYARD

- Interlocking patio
- Privacy cedars
- West facing
- Path to courtyard

NEIGHBOURHOOD SCHOOLS

- Three Valleys Public School (JK-grade 5)
- Milne Valley Middle School (grades 6-8)
- George S Henry Academy (grades 9-12)
- French Immersion: Broadlands P.S (SK-5)
- Extended French & Middle Immersion: Rene Gordon Health & Wellness Academy (JK-5)
- Annunciation Catholic School (JK-grade 8)

