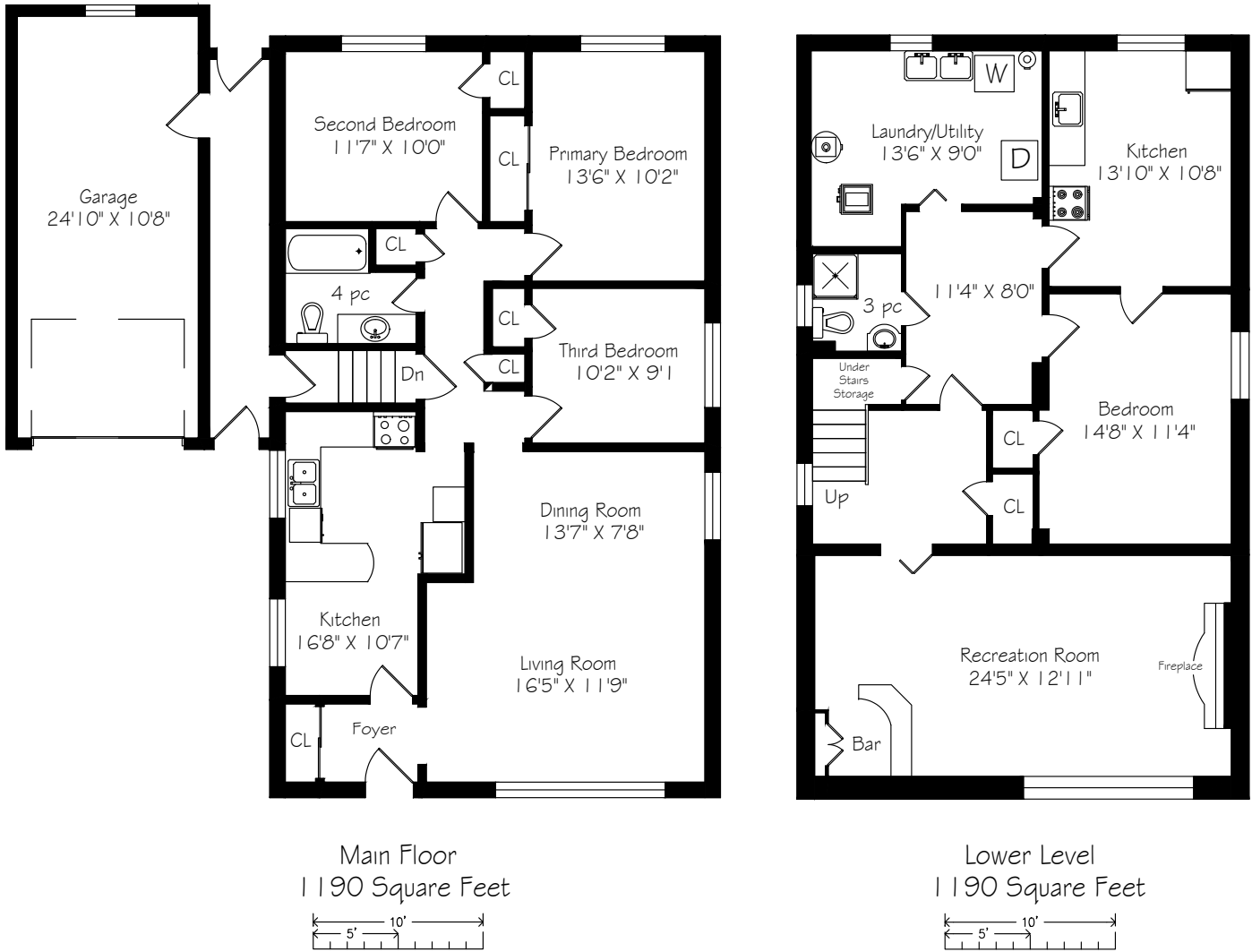


Floor Plan



62 Saddle Ridge Drive



LOT SIZE: 50 x 100 feet **TAXES:** \$4,365.84/20 **BEDROOMS:** 3+1 **BATHROOMS:** 1x4, 1x3

PARKING: Single car garage & 4 car parking **POSSESSION:** 30 days/TBA

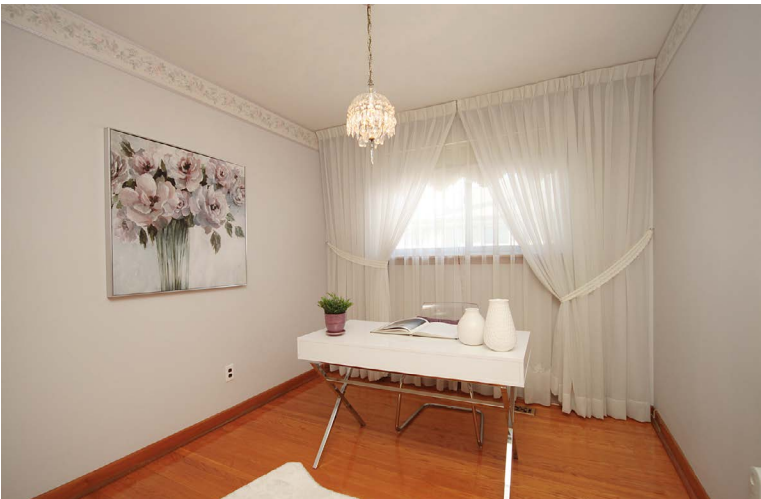
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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.



IN YOUR NEIGHBOURHOOD

- Warner Park
- Bartley Park
- Eglinton Square
- Eglinton Town Centre
- No Frills & Metro
- Shops at The Golden Mile
- Walmart Superstore
- Coming Soon – LRT
- TTC at your doorstep

SPECIAL FEATURES

- Furnace '06
- Central air conditioner '06
- 100-amp service
- Wired for security system (Brock Alarm Systems)
- Roughed-in central vacuum
- Wood burning fireplace
- Steps to shops, restaurants, TTC & soon-to-be LRT
- Steps to schools & parks
- Located on quiet cul-de-sac

FRONT EXTERIOR

- Single car garage with two remotes
- Four car parking
- Stone steps and covered porch

BACKYARD

- Large storage shed
- Patio
- Fenced yard

FOYER

- Sliding double door coat closet

MAIN FLOOR

- Hardwood flooring
- Storage closet
- Linen closet
- Separate entrance & breezeway
 - Access to Garage
 - Access to back garden
 - Access to driveway

KITCHEN

- Family size with breakfast nook
- Ceramic tile backsplash
- Stainless-steel double sink
- KitchenAid French door fridge
- Built-in stove vent
- Built-in Maytag dishwasher

LIVING/DINING ROOM

- Open concept
- Hardwood flooring under broadloom
- Large updated picture window
- Overlooks front garden
- Crown moulding

PRIMARY BEDROOM

- Hardwood flooring
- Sliding double door closet
- Overlooks back garden

BEDROOM

- Hardwood flooring
- Ceiling fan
- Closet
- Overlooks back garden

BEDROOM

- Hardwood flooring
- Closet

4 PIECE BATHROOM

- Ceramic tile surround
- Built-in sliding door storage

LOWER LEVEL

- Broadloom
- Deep freezer
- Large storage closet
- Storage under stairs

RECREATION ROOM

- Wood burning fireplace with custom brick surround
- Above-ground windows
- Broadloom
- Built-in bar
- Built-in storage cabinets
- 100-amp fuses
- Mirrored accent wall
- Storage cabinet with sliding glass doors

3 PIECE BATHROOM

- Walk-in shower
- Above-ground window
- Ceramic tile surround
- Built-in mirrored storage
- Floor-to-ceiling storage cabinet

BEDROOM

- Above-ground window
- Closet

KITCHEN

- Above-ground window
- Built-in storage cabinets
- Stainless-steel sink
- Acme stove
- Gibson freezer

LAUNDRY/UTILITY ROOM

- Above-ground window
- Maytag washer & dryer
- Built-in shelving
- Built-in cabinets