

**LOT SIZE:** 44.44 x 115.8 irregular rear: 69.9 east: 110 feet per survey     **TAXES:** \$6,968.56/2020

**BEDROOMS:** 3 + 1

**BATHROOMS:** 1x4, 1x3

**PARKING:** 4 car parking

**POSSESSION:** 60-90 days/TBA

**ROYAL LEPAGE** Signature Realty  
IND. OWNED & OPERATED BROKERAGE

*Karen*  
**MOLLARTEAM**  
BROKER

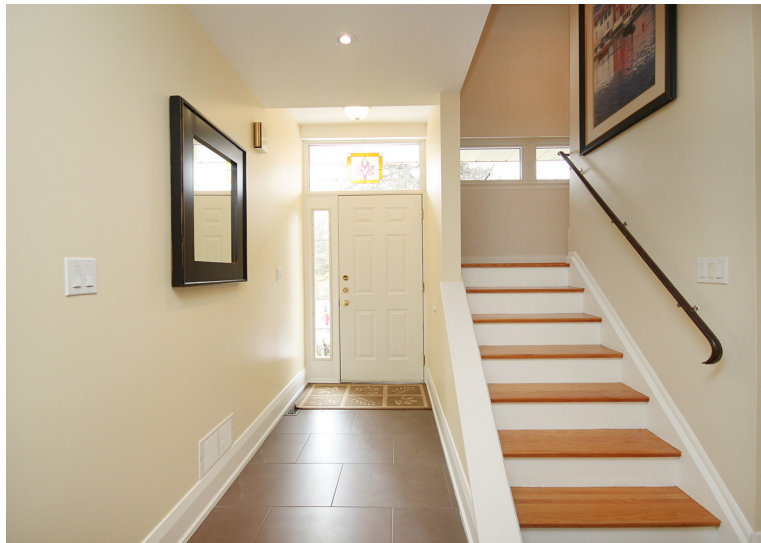
EXCEEDING YOUR EXPECTATIONS

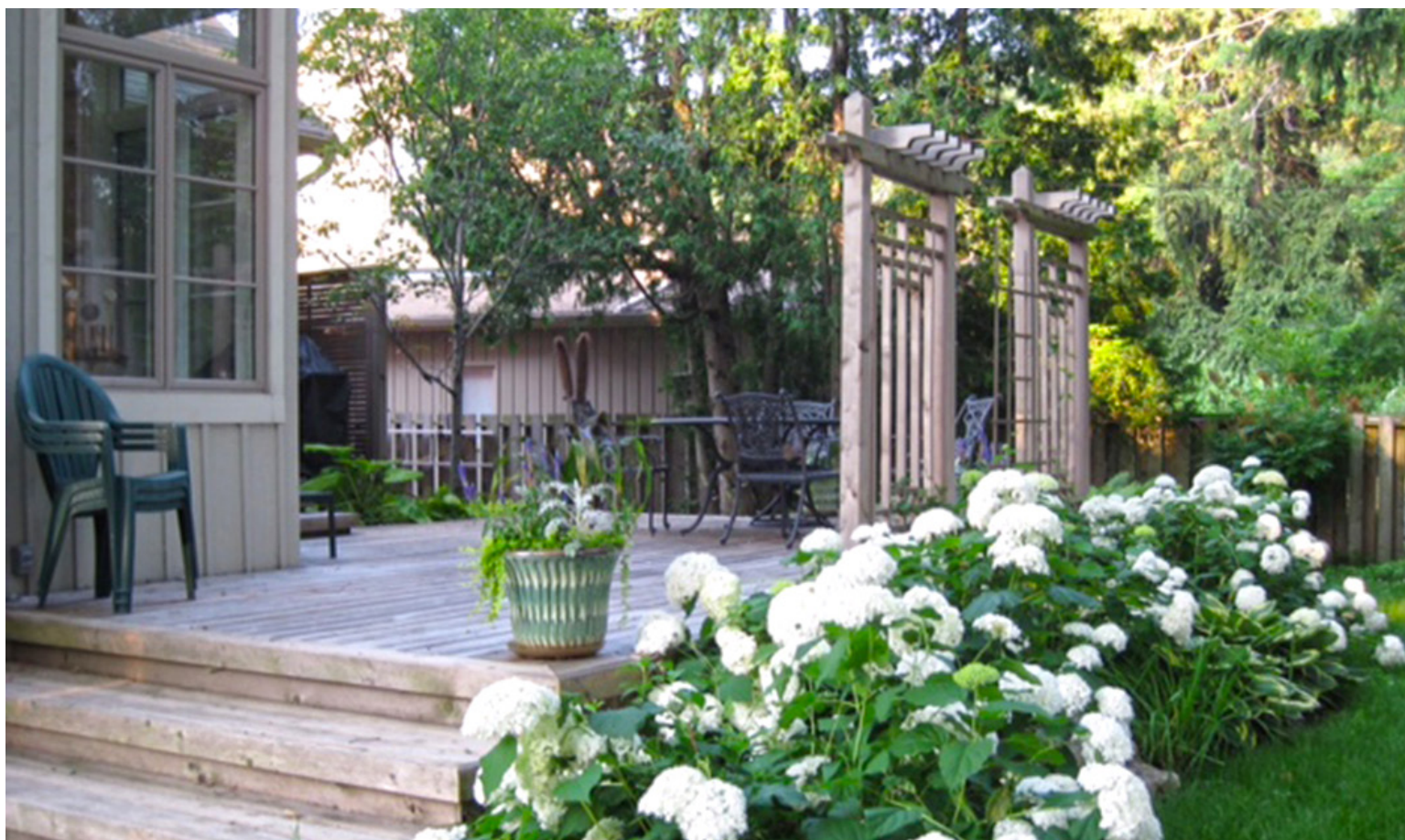


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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which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

**38 Addison Crescent**





### **SPECIAL FEATURES**

- Large Great Room addition '06
- Two Velux skylights
- 2 gas fireplaces
- Modern Kitchen
- Granite countertops
- Stainless-steel Kitchen appliances
- Anderson windows throughout most of home
- Rooftop solar panel through Ontario's MicroFit Program Feed-in Tariff (FIT) Program income generating until 2032
- Freshly painted '21
- Lots of storage space
- Central air conditioning '01
- Furnace '01
- 100-amp service
- Front roof '18 & rear roof '06

### **IN YOUR NEIGHBOURHOOD**

- Bond Park
- Duncairn Park
- Don Mills Tennis Club
- The Shops at Don Mills
- VIP Cineplex movie theatre
- Metro Grocery Store
- LCBO
- Don Mills Public Library
- Edwards Gardens
- Steps to Don Mills walking trail which links to York Mills Gardens/Longo's to Wilket Creek Park
- Steps to Don Mills and/or Lawrence TTC routes & soon-to-be LRT

### **FRONT EXTERIOR**

- Landscaped gardens
- Interlocking walkway
- Four car parking
- Mature trees & shrubs
- Rooftop solar panels

### **FOYER**

- Transom windows
- Porcelain flooring
- Pot lights
- Walk-in coat closet
- Illuminated 2-way dimmer light switch

### **KITCHEN '06**

- Open concept
- Overlooks Dining Room
- Bella custom Kitchen cabinetry
- Solid wood soft close drawers
- Sliding pot drawers
- Built-in wine rack
- Built-in tray storage
- Granite counters
- Breakfast peninsula
- Hardwood flooring
- Tumbled marble backsplash
- Pot lights
- Under cabinet lighting
- Accent lighting over sink area
- Stainless-steel double inlay sink
- Built-in broom closet
- Sliding pantry storage
- Sliding refuse & recycle drawer
- Hideaway storage under sink
- Overlooks front garden
- Custom blinds
- Built-in surround sound speakers
- KitchenAid stainless-steel bottom mount fridge '15
- Maytag built-in stainless-steel dishwasher '19
- GE built-in stainless-steel oven
- GE built-in stainless-steel vented convection microwave with lighting

### **DINING ROOM**

- Open concept
- Overlooks Kitchen & Great Room
- Pot lights
- Chandelier
- Hardwood flooring
- Illuminated dimmer light switch

### **GREAT ROOM '06**

- Vaulted ceiling
- Two Velux skylights
- Large ceiling fan
- Halogen lighting
- Illuminated dimmer light switch
- Overlooks back garden
- Anderson extra wide sliding door walk-out to back deck & garden
- Custom corner windows
- Lots of natural sunlight
- Custom gas fireplace with remote, Southwest Ledgestone surround, wooden mantle & limestone hearth

### **BEDROOM/OFFICE**

- Hardwood flooring
- Overlooks back garden
- Two closets with overheads cubbies

### **4 PIECE BATHROOM**

- Heated porcelain tile flooring
- Etched glass privacy
- Deep Neptune jet tub
- Porcelain surround
- Pedestal sink
- Built-in mirrored storage
- Mirrored double sliding door storage closet
- Custom Cellular Shades

### **UPPER LEVEL**

- Hardwood flooring
- Ceiling fan

### **PRIMARY BEDROOM**

- Broadloom
- Mirrored double sliding door double closet with built-in organizers
- Walk-in closet
- Custom Cellular Shades

### **BEDROOM**

- Hardwood flooring
- Large picture window
- Two closets
- Access to large walk-in storage closet
- Attic access

### **3 PIECE BATHROOM '99**

- Glass door walk-in shower
- Custom built-in storage cabinets with pull-down cabinet door
- Built-in medicine cabinet
- Vanity with built-in storage
- Etched glass privacy windows
- Ceramic tile flooring
- Custom Cellular Shades

### **LOWER LEVEL '00**

- Broadloom
- Glass block windows
- Storage under stairs with two entry points & built-in lighting
- Large double closet with built-in shelving

### **GAMES ROOM**

- Laminate flooring
- Above-ground window
- Pot lights
- Dimmer light switch
- Three-sided gas fireplace with overhead accent lighting

### **RECREATION ROOM**

- Broadloom
- Two above-ground windows
- Pot lights
- Dimmer light switch

### **BEDROOM**

- Wall-to-wall closets with built-in organizers & lighting
- Sump pump
- Broadloom
- Two above-ground windows
- Pot lights

### **LAUNDRY ROOM**

- Maytag Neptune front loading washer & dryer
- Storage closet
- Above-ground window

### **UTILITY ROOM**

- Hot water tank (rental)
- Furnace '01
- Above-ground windows
- 100-amp service
- Workbench
- Built-in shelving

### **BACKYARD**

- Large custom garden shed
- Interlocking walkway
- Stone walkway through garden
- Tiered wooden deck with decorative pergola
- Mature trees & shrubs
- Access to Bond Park
- Landscaped gardens