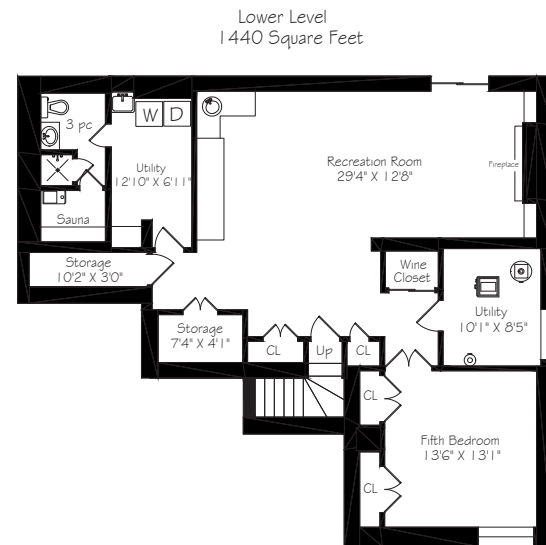
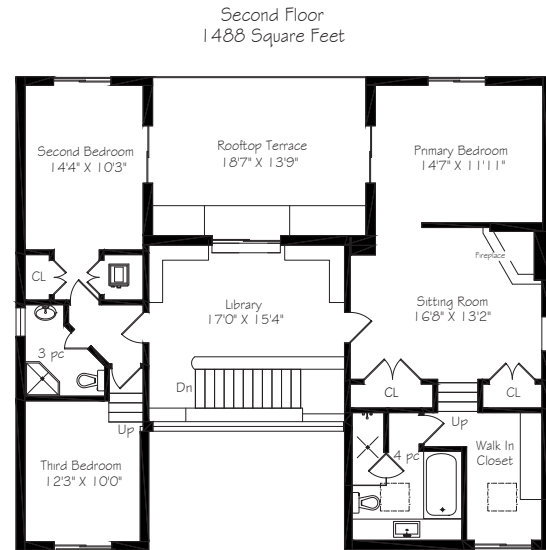
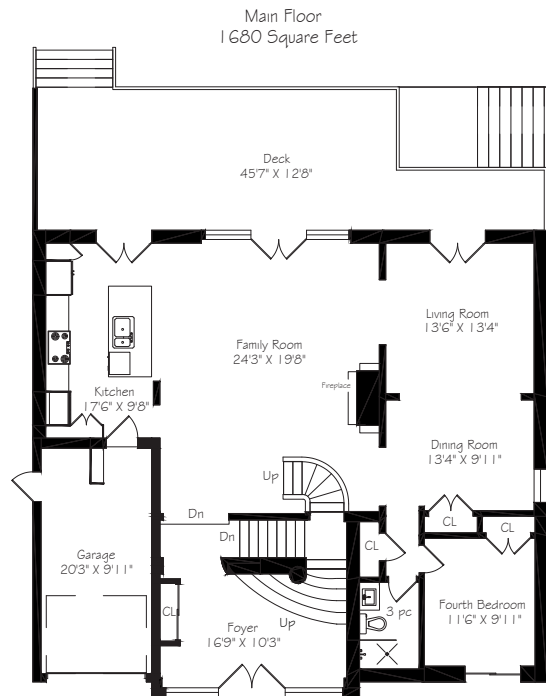


Floor Plan



For more photos and information about this property, please visit www.8SwiftdalePlace.com

Lot Size: 60.01 x 125 feet

Bathrooms: 1x4, 3x3, 1x1

Parking: Single car garage & 4 car parking

Taxes: \$9,049.53/2020

Bedrooms: 4+1

Possession: May 31/TBA

ROYAL LEPAGE Signature Realty
IND. OWNED & OPERATED BROKERAGE

Karen
MOLLARTEAM BROKER
EXCEEDING YOUR EXPECTATIONS

416.443.0300 • karenmillarteam.com • karen@karenmillar.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.













8 Swiftdale Place

SPECIAL FEATURES

- Valley views
- Overlooks Donalds Golf Course
- Two wood burning fireplaces & one gas fireplace
- Two skylights
- Grand atrium entrance
- Modern chef's Kitchen
- Personal miniature putting green
- Main floor Family Room
- Seven walkouts
- Lots of storage
- 200-amp service
- Central air conditioning '04
- Furnace '04
- Roof '09
- Central vacuum

FRONT EXTERIOR

- Interlocking driveway
- Four car parking
- Single car garage with loft storage
- Landscaped gardens
- Mature trees & shrubs
- Exterior lighting
- Underground sprinkler system
- Interlocking patio
- Flagstone patio

GRAND ATRIUM

- Double door entry
- Terracotta flooring
- Custom oak dual staircase with access to living room and upper level
- Mirrored sliding double door coat closet

LIVING ROOM

- Open concept
- Hardwood flooring
- Wood burning fireplace
- Cathedral ceiling
- Pot lights
- Freshly painted '21
- Extra wide double Terrace door walkout to deck & garden
- Valley views
- Two custom built-in bookshelves
- Custom built-in bar/hutch with glass top
- Curved wall to custom oak dual staircase with access to

ATRIUM AND UPPER LEVEL

BREAKFAST NOOK

- Open concept
- Hardwood flooring
- Custom chandelier
- Valley views

KITCHEN

- Open concept
- Cathedral ceiling
- Double terrace door walk-out to deck & garden
- Valley views
- Corian countertop
- Natural stone backsplash
- Soft close cabinets
- Sliding pot drawers
- Large 4-door pantry
- Built-in sliding drawer pantry
- Overlooks Living Room
- Hardwood flooring
- Pot lights
- Wolf stainless-steel built-in double oven with warming tray
- Wolf stainless-steel 6 burner gas cooktop
- Ventahood built-in stainless-steel stove vent
- Viking stainless-steel temperature controlled double door bottom mount fridge
- Access to garage

KITCHEN ISLAND

- Granite countertop with breakfast bar
- Soft-close cabinetry
- Sliding pot drawers
- Hideaway sliding refuse & recycle drawer
- Stainless-steel inlay sink
- Bosch built-in dishwasher
- Panasonic stainless-steel microwave
- Stainless-steel bar fridge

FAMILY ROOM

- Hardwood flooring
- Cathedral ceiling
- Pot lights
- Built-in Bose sound system with in-floor sub-woofer & speakers
- Double terrace door walk-out to deck & garden with hideaway screens
- Valley views

8 Swiftdale Place

DINING ROOM

- Cathedral ceiling
- Hardwood flooring
- Chandelier
- Pot lights
- Double door storage closet with built-in shelving

MAIN HALLWAY

- Hardwood flooring
- Large linen closet

OFFICE/BEDROOM

- Hardwood flooring
- Sliding glass door walk-out to front garden
- Pot lights
- Large double closet

3 PIECE BATHROOM

- Porcelain flooring
- Porcelain surround with glass tile accents
- Walk-in glass shower with rainwater shower head
- Vanity with Corian countertop
- Pot lights

UPPER LEVEL

- Custom oak dual staircase with access to atrium and living room
- Pot lights

PRIMARY BEDROOM

- Hardwood flooring
- Cathedral ceiling
- Valley views
- Sliding door walk-out to composite deck
- Sliding door to Juliette balcony
- Pot lights

SITTING ROOM

- Hardwood flooring
- Corner wood burning fireplace with brick surround
- Two double closets with built-in lighting
- Pot lights
- Exposed beams

DRESSING ROOM

- Sunken Room
- Skylight
- Three mirrored double closets with built-in organizers & lighting
- Sliding door to Juliette balcony

4 PIECE ENSUITE

- Skylight
- Heated porcelain flooring
- Built-in heated towel rack
- Wall-to-wall built-in custom vanity with Corian countertop, built-in storage cabinets & shelving
- Walk-in glass shower with rainwater shower head
- Porcelain surround & glass tile accents
- Oceania deep soaker tub with handheld wand
- Pot lights

LIBRARY

- Open concept
- Loft style space
- Overlooks Atrium
- Built-in shelving with glass accent cabinetry
- Hardwood flooring
- Pot lights
- Terrace door walk-out to composite deck with built-in bench seating
- Valley views

BEDROOM

- Sunken room
- Hardwood flooring
- Exposed beams
- Wardrobe
- Sliding door to Juliette balcony
- Pot lights

BEDROOM

- Hardwood flooring
- Mirrored door wardrobe
- Double door closet with built-in lighting
- Sliding door walk-out to composite deck
- Floor-to-ceiling windows
- Valley views
- Access to utility closet

3 PIECE BATHROOM

- Walk-in shower
- Pot lights
- Built-in storage cabinet
- Ceramic tile flooring
- Pedestal sink

8 Swiftdale Place

LOWER LEVEL '07

BEDROOM/EXERCISE ROOM

- Double French door entry
- Engineered hardwood flooring '21
- Pot lights
- Large double closet with main water shut off
- Large double closet

RECREATION ROOM

- French door entry
- Engineered hardwood flooring
- Custom built-in entertainment center with wet bar, granite countertop & stainless-steel inlay circular sink
- Pot lights
- Two built-in speakers for surround sound
- Large walk-in closet with built-in shelving
- Large walk-in closet/cold room
- Double door storage closet
- Single door storage closet

GAMES ROOM

- Engineered hardwood flooring
- Two custom built-in storage cabinets with glass accent doors
- Sliding door walk-up to back garden
- Gas fireplace granite hearth

LAUNDRY ROOM

- Terracotta flooring
- Built-in hideaway ironing board
- Built-in storage cabinet
- LG washer & dryer
- Access to water shut off
- Pot lights

3 PIECE BATHROOM

- Terracotta flooring
- Walk-in shower
- Two built-in storage cabinets

SAUNA ROOM

- "As Is"

UTILITY ROOM

- Above-ground window
- Shelving
- Tool storage box

BACKYARD

- Raised IPE Brazilian wooden deck with glass railings
- Custom miniature putting green
- Gas BBQ hookup
- Access to Lower Level '16
- Exterior lighting
- Underground sprinkler system

IN YOUR NEIGHBOURHOOD

- Donalda Golf Club
- CF Shops at Don Mills
- Cineplex VIP Theatre
- LA Fitness
- Baretto Café
- Shops & Restaurants
- 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
- Charles Sauriol Conservation Area
- Don Mills Tennis Club
- Bond Park

LOT SIZE

- 60.01 x 125 feet

TAXES

- \$9,049.53/2020

BEDROOMS

- 4+1

BATHROOMS

- 1x4, 3x3, 1x1

PARKING

- Single car garage & 4 car parking

POSSESSION

- May 31/TBA

Local Schools

TORONTO DISTRICT SCHOOL BOARD

www.tdsb.on.ca
416-397-3000

JK-5

Norman Ingram P.S.

50 Duncairn Road
416-395--2720

Grade 6-8

Don Mills Middle School

17 The Donway East
416-395-2320

Grade 9-12

Don Mills Collegiate Institute

15 The Donway East
416-395-3190

Grade 9-12

Northern Secondary School

851 Mount Pleasant Road
416-393-0270

FRENCH IMMERSION

SK- Grade 5

Broadlands Public School

106 Broadlands Blvd.
416-395-2090

JK- Grade 5

Denlow Public School (extended & middle immersion programs)

50 Denlow Blvd.
416-395-2300

TORONTO PRIVATE SCHOOLS

www.ourkids.net/toronto-private-schools.php

JK – Upper School

Bayview Glen

275 Duncan Mill Road, 416-443-1030

Pre K- Grade 12

St. Clement's School

21 St. Clements Avenue, 416-483-4835

Pre K- Grade 12

Toronto French School

306 Lawrence Avenue E., 416-484-6533

JK- Grade 12

Havergal College (girls)

1451 Avenue Road, 416-483-3843

SK- Grade 12

Upper Canada College (boys)

200 Lonsdale Road, 416-488-1125

Grade 3-12

Crescent School (boys)

2365 Bayview Avenue, 416-449-2556

TORONTO CATHOLIC DISTRICT SCHOOL BOARD

www.tcdsb.org
416-512-3411

JK-Grade 8

St. Bonaventure Elementary School

1340 Leslie Street
416-393-5263