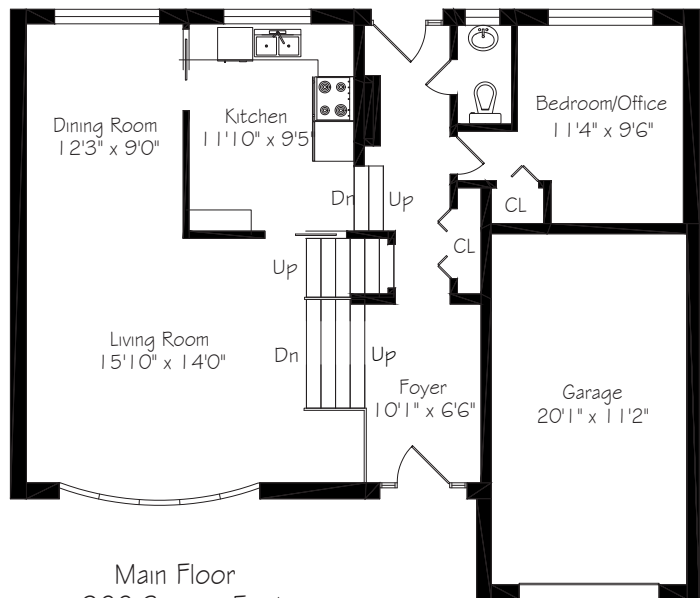
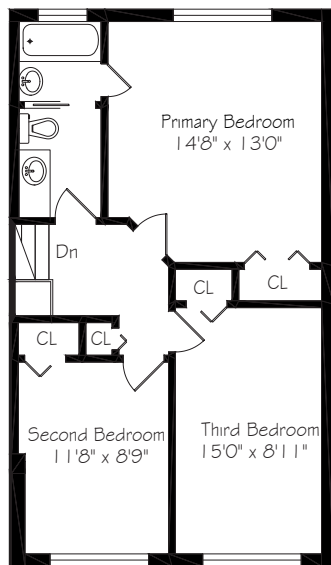


WELCOME TO

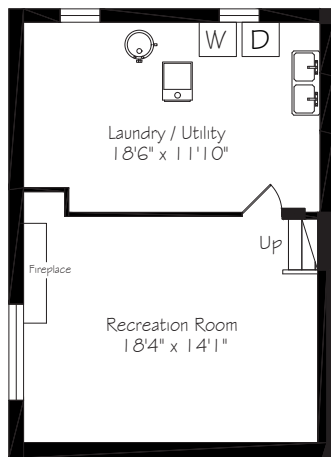
55 Roanoke Road



Main Floor
922 Square Feet



Second Floor
668 Square Feet



Lower Level
564 Square Feet

LOT SIZE: 50 x 151 feet

TAXES: \$5,433.31/2020

BATHROOMS: 1x5, 1x2

BEDROOMS: 4

PARKING: Single car garage & 2 car parking

POSSESSION: June/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.





FEATURES & IN YOUR NEIGHBOURHOOD

- Roof '18
- Central air conditioning
- 100 amp service
- Eaves replaced '19
- Wood burning fireplace
- Large lot
- Super location steps to schools, parks, TTC, DVP & Highway 401 Steps to Don Mills and/or Lawrence TTC routes & soon-to-be LRT
- Donwood Plaza & Valuemark
- Deerlick Park
- Broadlands Community Centre
- Charles Sauriol Conservation Area
- Donalda Golf Club

EXTERIOR

- Single car garage
- New automatic garage door
- Two car parking
- Mature tree and shrubs
- Eaves '19

BACKYARD

- Super large yard
- Patio
- Private
- Garden shed
- Mature trees and shrubs

GROUND FLOOR

- Foyer
- Broadloom
- Double closet
- Broom closet
- Storage cubby
- Walk-out to backyard

2 PIECE POWDER ROOM

- Overlooks back garden
- Storage cabinet
- Ceramic tile flooring

BEDROOM/OFFICE

- Can be 4th bedroom
- Closet
- Large picture window overlooks back garden

MAIN FLOOR

- Living Room
- Open concept
- Hardwood flooring
- Large bow window
- Overlooks front garden

DINING ROOM

- Open concept
- Hardwood flooring
- Large picture window
- Overlooks back garden

KITCHEN

- Two pocket doors
- Hardwood flooring
- Eat-in
- Built-in office nook
- Stainless-steel double sink
- Overlooks back garden
- Corner storage with lazy Susan
- Frigidaire fridge '18
- Viking stove
- Built-in Kenmore stove vent
- Built-in Kenmore dishwasher

2ND LEVEL

- Broadloom
- Linen closet
- Ceiling fan

PRIMARY BEDROOM

- Hardwood flooring
- Overlooks back garden
- Double closet
- Access to 5 Piece Bathroom

5 PIECE BATHROOM

- Built-in storage cabinet
- Large vanity with sink
- Ceramic tile surround
- Floating sink
- Pocket door entry to tub area
- Built-in mirrored storage cabinet
- Access to Primary Bedroom
- Overlooks back garden

BEDROOM

- Hardwood flooring
- Overlooks front garden

BEDROOM

- Hardwood flooring
- Overlooks front garden

LOWER LEVEL

- Recreation Room
- Paneled
- Broadloom
- Wood burning fireplace with stone surround
- Built-in shelving

LAUNDRY/UTILITY ROOM

- Unspoiled
- Two above-ground windows
- GE washer & dryer '19
- Westinghouse fridge
- Workbench
- Built-in shelves
- Wooden armoire
- Furnace
- Hot water tank (rental)