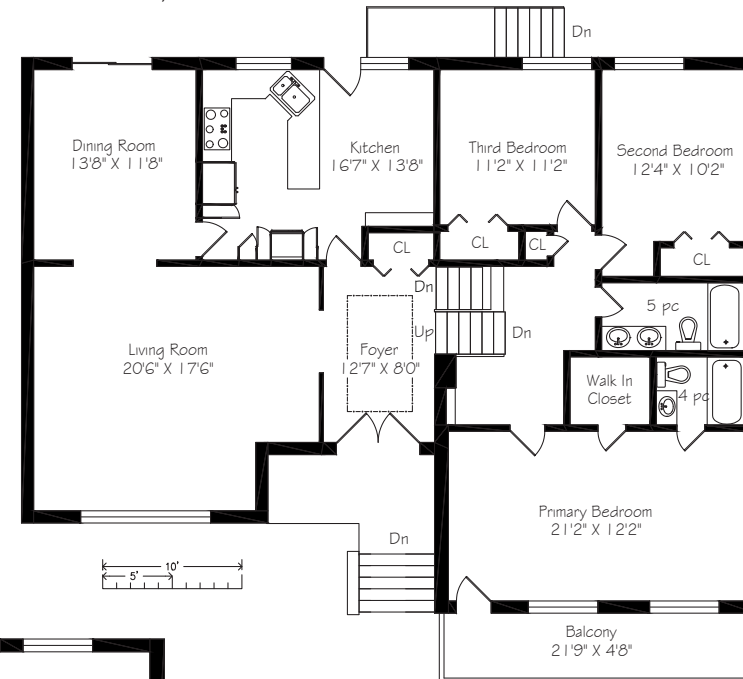


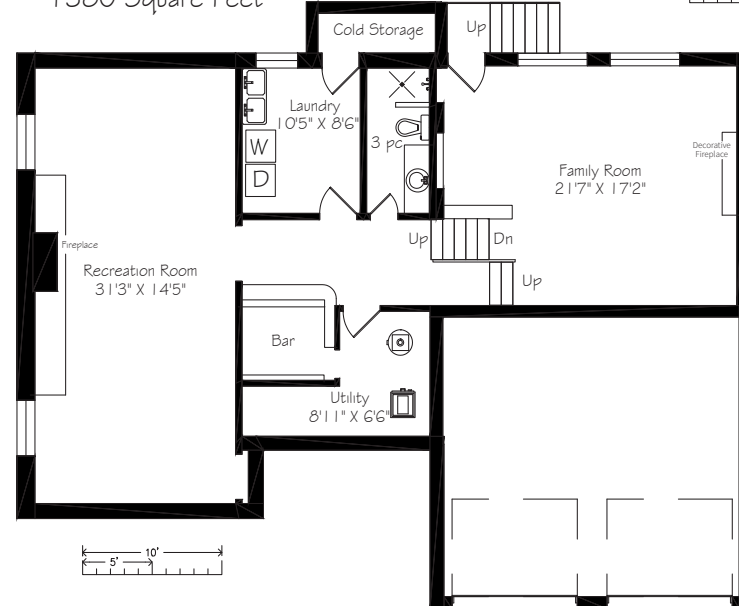
— WELCOME TO —  
**17 Olsen Drive**



Main Floor  
1855 Square Feet



Lower Level  
1380 Square Feet



**LOT SIZE:** 62.80 x 120 feet

**TAXES:** \$7,256.42/2020

**BEDROOMS:** 3

**BATHROOMS:** 1x5, 1x4, 1x3

**PARKING:** Double car garage + 2 car parking

**POSSESSION:** 60 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.

[www.17OlsenDrive.com](http://www.17OlsenDrive.com)







SPECIAL FEATURES

- Roof '18
- Furnace '17
- Central air conditioner '17
- 100 amp service
- Wood burning fireplace
- Private back garden
- Master with ensuite bathroom
- Four walk-outs
- Skylight

IN YOUR NEIGHBOURHOOD

- Donalda Golf Club
- CF Shops at Don Mills
- Cineplex VIP Theatre
- LA Fitness
- Baretto Café
- Shops & Restaurants
- Metro Grocery Store on Don Mills
- Longo's at York Mills Garden
- Bruno's Valumart at Donwood Plaza
- LCBO
- Don Mills & Brookbanks Public Libraries
- Edwards Gardens
- Steps to Don Mills walking trails & Wilket Creek Park
- Steps to Don Mills and York Mills TTC routes & soon-to-be LRT
- Charles Sauriol Conservation Area
- Don Mills Tennis Club
- Bond Park

EXTERIOR

- Mature trees & shrubs
- Two car parking
- Double car garage
- Stone steps & patio

BACKYARD

- Private
- Interlocking patio
- Fenced yard
- Mature trees & shrubs

FOYER

- Double door entry
- Skylight
- Cathedral ceiling
- Hardwood flooring
- Double door coat closet
- Built-in wooden accent wall

KITCHEN

- Terrace door walkout to back garden
- Stone countertop
- Sliding pot drawers
- Built-in ceramic inlay sink
- Overlooks back garden
- Built-in under counter corner storage unit
- Polished marble backsplash
- Built-in broom closet
- Built-in tray storage cabinet
- Pot lights
- Kenmore built-in dishwasher
- GE built-in microwave
- GE built-in cooktop
- GE paneled French door fridge
- KitchenAid stove
- Eat-in area with built-in storage cabinets
- Office nook with built-in wine rack

LIVING ROOM

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

DINING ROOM

- Crown moulding
- Hardwood flooring under broadloom
- Sliding door walk-out to back garden

2ND LEVEL

- Hardwood flooring
- Linen closet
- Built-in bookshelves

PRIMARY BEDROOM

- Broadloom
- Walk-out to balcony
- California style blinds
- Walk-in closet
- Overlooks front garden
- Decorative accent wall

4 PIECE ENSUITE BATHROOM

- Ceramic tile surround
- Built-in mirrored storage
- Built-in double door storage cabinet
- Coffered ceiling
- Updated window

BEDROOM

- Hardwood flooring
- Large double closet
- Overlooks back garden

BEDROOM

- Hardwood flooring
- Large double closet
- Overlooks back garden

5 PIECE BATHROOM

- Large vanity with two sinks & built-in storage
- Built-in storage cabinet
- Updated window
- Coffered ceiling

LOWER LEVEL

FAMILY ROOM

- Wood burning fireplace with stone surround
- Walk-up to back garden
- Paneled walls
- Two large above-ground windows
- Overlooks back garden
- Built-in storage & Office Nook

SUB-LOWER LEVEL

- Recreation Room
- Unspoiled
- Exposed beams
- Built-in shelving
- Decorative fireplace

DRY BAR

- Built-in storage
- Mirrored backsplash
- Maytag fridge

3 PIECE BATHROOM

- Walk-in shower
- Large vanity

LAUNDRY ROOM

- Built-in storage cabinet
- Viking washer & dryer
- 100 amp service
- Built-in drying rack
- Access to Cold Storage

UTILITY ROOM

- Hot water tank (rental)
- Furnace '17
- Workbench
- Steel shelving

LOCAL SCHOOLS

**Toronto District School Board** [www.tdsb.on.ca](http://www.tdsb.on.ca) 416-397-3000

**JK-5** Rene Gordon Health & Wellness Academy  
20 Karen Road, 416-395-2790

**6-8** Donview Middle Health and Wellness Academy  
20 Evermede Drive 416-395-2330

**9-12** Don Mills Collegiate Institute  
15 The Donway East 416-395-3190

**9-12** George S. Henry Academy  
200 Graydon Hall Drive 416-395-3240

**French Immersion**

**JK-5** Brian Public School  
95 Brian Drive 416-395-2080  
(early immersion program)

**JK-5** Rene Gordon Health & Wellness Academy  
20 Karen Road, 416-395-2790  
(junior extended program & middle immersion)

**Toronto Catholic District School Board** [www.tcdsb.org](http://www.tcdsb.org) 416-512-3411

**JK-8** St. Timothy Catholic School  
20 Rochelle Crescent, 416-393-5298

**Toronto Private Schools** [www.ourkids.net/toronto-private-schools.php](http://www.ourkids.net/toronto-private-schools.php)

**JK – Upper School** Bayview Glen  
275 Duncan Mill Road 416-443-1030

**PRE K-12** St. Clement's School  
21 St. Clements Avenue 416-483-4835

**PRE K-12** Toronto French School  
306 Lawrence Avenue E. 416-484-6533

**JK-12** Havergal College (girls)  
1451 Avenue Road 416-483-3843

**SK-12** Upper Canada College (boys)  
200 Lonsdale Road 416-488-1125

**3-12** Crescent School (boys)  
2365 Bayview Avenue 416-449-2556