

Floor Plan



TAXES: \$3,646.20/21

BATHROOMS: 2x4, 1x3, 1x2

BEDROOMS: 3

PARKING: Single car garage & 1 car parking

POSSESSION: 90 days/TBA

MAINTENANCE FEES: 678.01/month (includes: water, building insurance & common elements)

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 to 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.



97 Dutch Myrtle Way





EXTERIOR

- Balcony
- Interlocking walkway
- One car parking
- Built-in single car garage
 - Built-in shelving
 - Double door storage closet
 - Walk-in to lower level
 - Central vacuum system
 - 100 amp service

BACKYARD

- Backing onto greenspace
- Fully fenced (new)
- Stone patio

FOYER

- Ceramic tile flooring
- Double door coat closet

KITCHEN

- Sun-filled
- Porcelain flooring
- Granite countertop
- Large picture window
- Eat-in area
- Overlooks balcony
- Floor-to-ceiling pantry with sliding drawer storage
- Brushed marble backsplash
- Under cabinet lighting
- Pot lights
- Hunter Douglas blinds & shades
- Built-in broom closet
- Built-in corner desk
 - Granite countertop
 - Brushed marble countertop
 - Built-in storage
- All appliances 'as is':
- Whirlpool 5 burner gas stove
- Broan built-in stove vent
- Kenmore built-in dishwasher
- Samsung French doors bottom mount fridge

DINING ROOM

- Open concept
- Two-storey ceiling
- New hardwood flooring
- Chandelier

LIVING ROOM

- Sunken room
- Open concept
- Custom Hunter Douglas sliding privacy shades
- Double terrace door walkout to back patio
- New hardwood flooring
- New broadloom on stairs

2ND LEVEL

- New hardwood flooring
- New broadloom on stairs

FAMILY ROOM

- Overlooks Dining Room
- New hardwood flooring
- Overlooks back garden & unobstructed views of open lush greeneries
- Wood burning fireplace with brick surround
- Hunter Douglas shades

4 PIECE BATHROOM

- Ceramic tile flooring & surround
- Large soaker tub

BEDROOM

- New hardwood flooring
- Hunter Douglas shades
- Brand new wall-to-wall, floor-to-ceiling sliding closet doors

3RD LEVEL

- Skylight
- New hardwood flooring
- New broadloom on stairs
- Linen closet

PRIMARY BEDROOM

- New hardwood flooring
- Hunter Douglas shades
- Two double door mirrored closets
- Overlooks back garden
- Alcove

3 PIECE ENSUITE

- Ceramic tile flooring
- Wall-to-wall vanity
- Walk-in shower with glass door
- Built-in storage cabinet

BEDROOM

- New hardwood flooring
- Brand new wall-to-wall, floor-to-ceiling sliding closet doors with built-in organizers
- Hunter Douglas shades

4 PIECE ENSUITE BATHROOM

- Ceramic tile flooring
- Built-in storage

LOWER LEVEL

- Access to Garage
- New broadloom on stairs

2 PIECE POWDER ROOM

- Porcelain flooring

OFFICE/STORAGE ROOM

- Laminate flooring
- Above-ground window
- Wall-to-wall shelving
- Access to Laundry Room
 - Double door entry
 - Whirlpool front loading washer & dryer 'as is''

IN YOUR NEIGHBOURHOOD

- Donalda Golf Club
- CF Shops at Don Mills
- Cineplex VIP Theatre
- LA Fitness
- Baretto Café
- Shops & Restaurants
- Metro Grocery Store
- McEwan Grocery Store
- Shoppers Drugmart
- LCBO
- Don Mills Public Library
- Edwards Gardens
- Across the street from playground & Mallow Park
- 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 & Moccasin Trail
- Don Mills Tennis Club
- Bond Park

LOCAL SCHOOLS

Toronto District School Board
www.tdsb.on.ca, 416-397-3000

Grades JK-5
Norman Ingram P.S.
50 Duncairn Road, 416-395--2720

Grades 6-8
Don Mills Middle School
17 The Donway East, 416-395-2320

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

Grades 9-12
Northern Secondary School
851 Mount Pleasant Road, 416-393-0270

French Immersion

Grades SK-5
Broadlands Public School
106 Broadlands Blvd., 416-395-2090

Grades JK-5
Denlow Public School (extended & middle immersion programs)
50 Denlow Blvd., 416-395-2300

Toronto Catholic District School Board
www.tcdsb.org, 416-512-3411

Grades JK-8
St. Bonaventure Elementary School
1340 Leslie Street, 416-393-5263

Toronto Private Schools
www.ourkids.net/toronto-private-schools.php

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

Grades Pre K-12
Toronto French School
306 Lawrence Avenue E., 416-484-6533

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

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

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