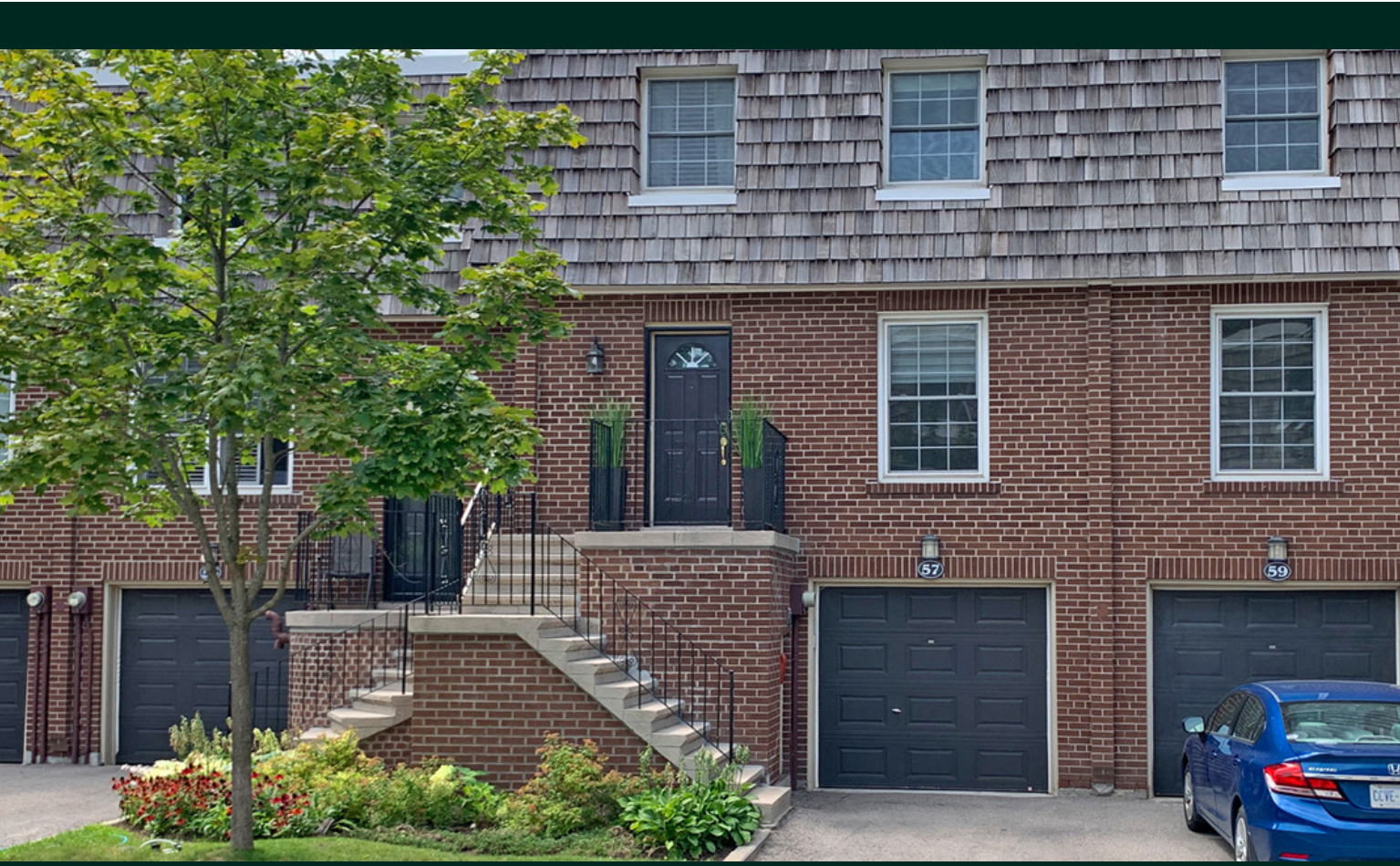
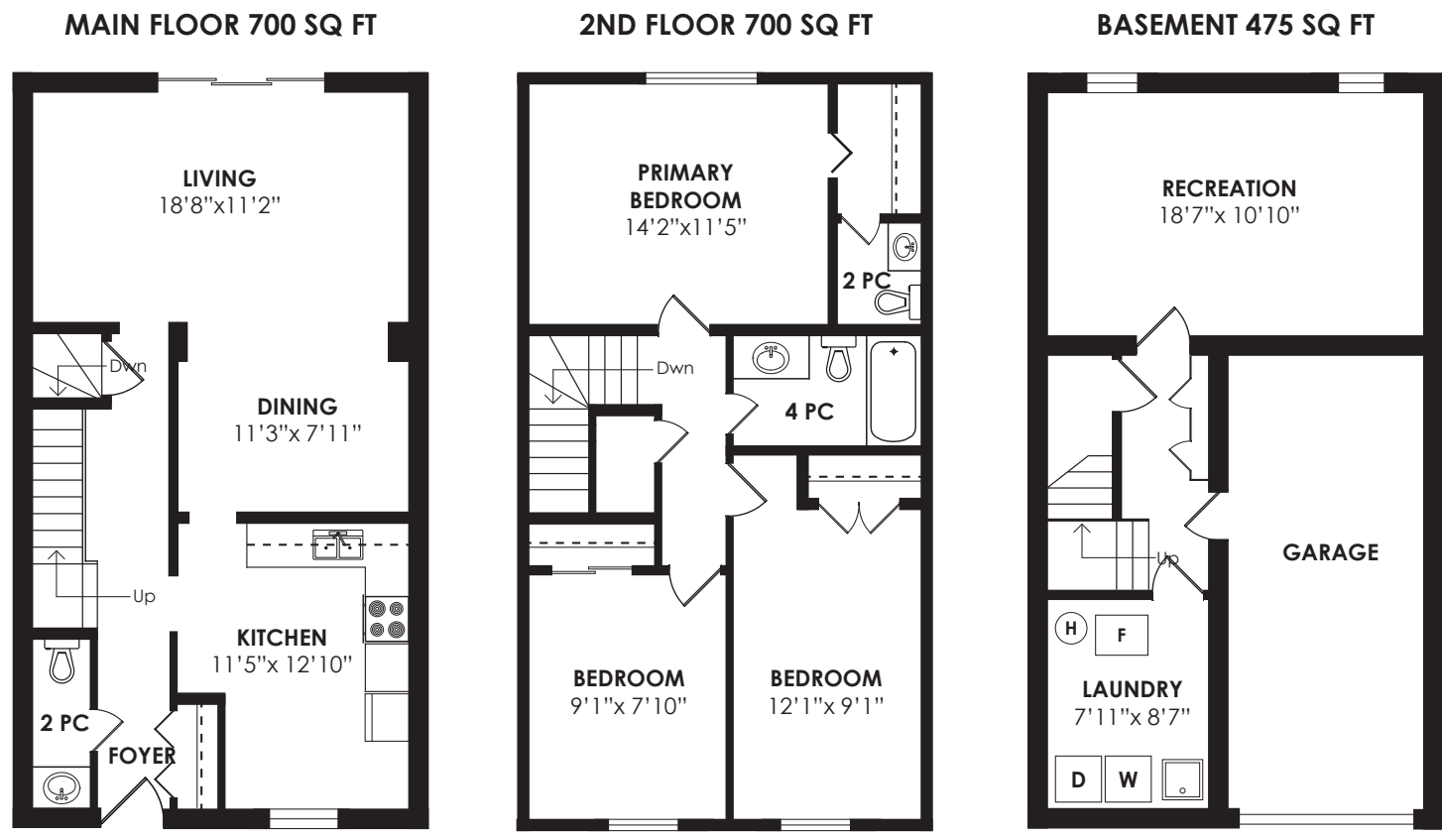


# Floor Plan



# 57 Stonedale Placeway

**TAXES:** \$4,093.79/21      **BATHROOMS:** 1x4, 2x2      **BEDROOMS:** 3

**PARKING:** Single car garage + 1 car parking      **POSSESSION:** 90 days/TBA

**MAINTENANCE FEES:**  
 \$731.38/month (includes water, cable tv\*, landscaping, street & driveway snow removal, waste collection, building insurance & common elements)



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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.







# 57 Stonedale Placeway

## SPECIAL FEATURES

- Freshly painted throughout '21
- Google/Nest Smart Home
- New garage door system with keypad (smart can be controlled through wifi) '20
- 100-amp service
- New ceilings
- Stainless-steel Kitchen appliances
- Modern 2-storey unit
- Private back garden oasis
- Direct access to Garage from home
- Backs on to detached homes
- Central air conditioning
- Short walk to shops, restaurants & TTC
- Denlow school district

## FRONT EXTERIOR

- Single car garage
- New garage door system with keypad (smart can be controlled through wifi) '20
- One car parking
- Mature tree & shrubs

## BACKYARD

- Quiet & private location
- Large custom raised entertainment sized wooden deck '19
- Privacy fence '19
- Custom built-in glass railing with metal frame & gate
- Custom raised garden bed

## FOYER

- Engineered hardwood flooring
- Double door coat closet
- Pot lights
- Punch pad entry lock

## 2 PIECE POWDER ROOM

- Vanity with granite countertop
- Porcelain flooring

## KITCHEN

- Porcelain flooring
- Glass tile backsplash
- Quartz countertop
- Stainless-steel undermount double sink
- Pot lights
- Eat-in
- Pantry storage shelving unit
- Soft-close cabinets
- Built-in hot/cold water filtration system
- Custom shades
- LG built-in stainless-steel dishwasher '20
- Frigidaire stainless-steel stove
- Built-in stainless-steel stove vent
- LG stainless-steel bottom mount fridge

## DINING ROOM

- Open concept
- Engineered hardwood flooring
- Overlooks Living Room

## LIVING ROOM

- Engineered hardwood flooring
- Sliding door walk-out to back deck & garden
- Pot lights '20
- Overlooks back garden

## 2ND LEVEL

- Engineered hardwood flooring
- Linen closet

## PRIMARY BEDROOM

- Engineered hardwood flooring
- Overlooks back garden
- Walk-in closet

## 2 PIECE ENSUITE BATHROOM

- Built-in mirrored storage cabinet
- Porcelain flooring
- Vanity with granite countertop

## BEDROOM

- Engineered hardwood flooring
- Overlooks front
- Large double closet
- Custom blackout shades

## BEDROOM

- Engineered hardwood flooring
- Overlooks front
- Large double closet

## 4 PIECE BATHROOM

- Porcelain flooring
- Vanity with granite countertop
- Ceramic tile tub surround

## LOWER LEVEL

- Engineered hardwood flooring
- Runner on stairs '19
- Storage under stairs
- Pot lights '19
- Access to Garage '19

## RECREATION ROOM

- Broadloom '18
- Pot lights '19
- Wainscoting
- Faux brick accent wall

## LAUNDRY/UTILITY ROOM

- Samsung front loading washer & dryer
- Hot water tank is a rental
- Furnace
- 100-amp service

## IN YOUR NEIGHBOURHOOD

- York Mills Gardens
- LCBO
- Longo's
- Shoppers Drugmart
- Bayview Village Shopping Centre
- Oriole GO station
- Don Mills Tennis Club
- Bond Park
- Shops & Restaurants
- Donalda Golf Club
- CF Shops at Don Mills
- Cineplex VIP Theatre
- McEwan Grocery Store
- 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 York Mills Road TTC, Yonge Street Subway Line & Don Mills Subway Line & soon-to-be new LRT

# 57 Stonedale Placeway

## INCLUSIONS:

Inclusions: all electric light fixtures, all window coverings, built-in hot/cold water filtration system, LG built-in stainless-steel dishwasher '20, Frigidaire stainless-steel stove, built-in stainless-steel stove vent, LG stainless-steel bottom mount fridge, Samsung front loading washer & dryer, furnace & central air conditioner. Smart Home: smart keypad, smart doorbell, smart thermostat and smart fire detectors) all through google nest / home



## LOCAL SCHOOLS

### TORONTO DISTRICT SCHOOL BOARD

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

#### Grades JK-5

Denlow Public School  
50 Denlow Blvd., 416-395--2300

#### Grades 6-8

Windfields Middle School  
375 Banbury Road, 416-395-3100

#### Grades 9-12

York Mills Collegiate Institute  
490 York Mills Road, 416-395-3340

#### Grades 9-12

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

### FRENCH IMMERSION

#### Grades SK-5

Dunlace Public School  
20 Dunlace Drive., 416-395-2370

#### 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



## 57 Stonedale Placeway

North York, ON

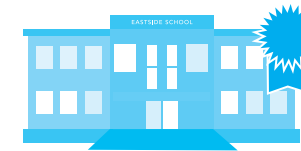
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## SCHOOLS

With so many assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



### Denlow Public School

Designated Catchment School  
Grades PK to 5  
50 Denlow Blvd

### É Élé M Jeanne-Lajoie

Designated Catchment School  
Grades PK to 6  
150 Carnforth Rd

### Windfields Middle School

Designated Catchment School  
Grades 6 to 8  
375 Banbury Rd

### ÉS Étienne-Brulé

Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

### York Mills Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
490 York Mills Rd

## PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



### Mossgrove Park

57 Mossgrove Trl



2 min

### Ames Park

272 Banbury Rd



4 min

### Longwood Park

38 Longwood Dr



4 min

### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds      1 Sports Field  
4 Tennis Courts      1 Ball Diamond  
1 Trail

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 21 minute walk away.



### Nearest Rail Transit Stop

Oriole GO



### Nearest Street Level Transit Stop

York Mills Rd At Leslie St  
West Side



2 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 2.06km.

### North York General Hospital

4001 Leslie St

### Fire Station

143 Bond Ave

### Police Station

50 Upjohn Rd

## CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

### Coffee



### Grocery



### Gym



### Gas Station



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