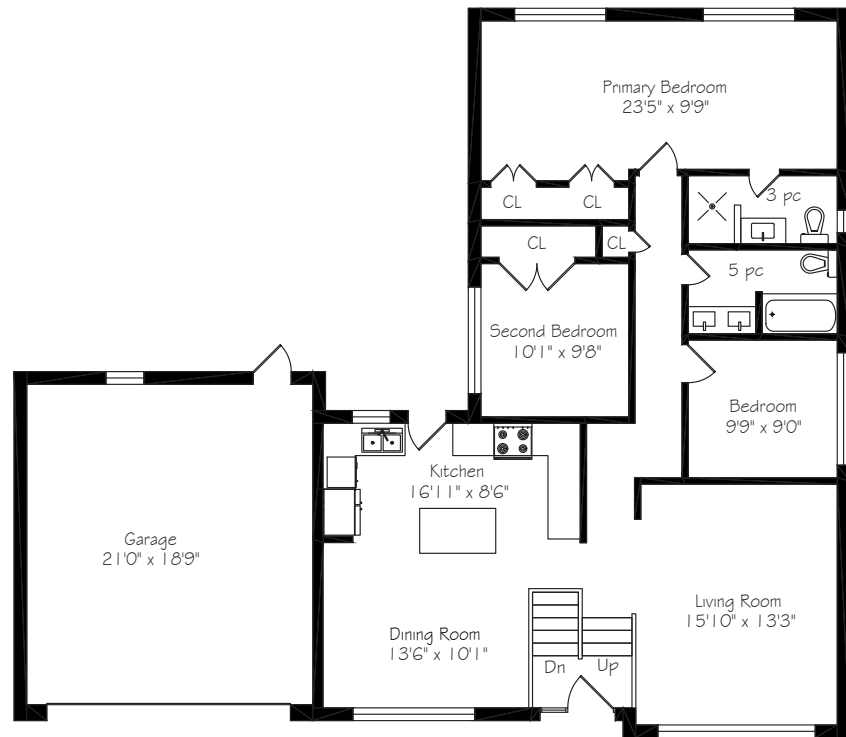
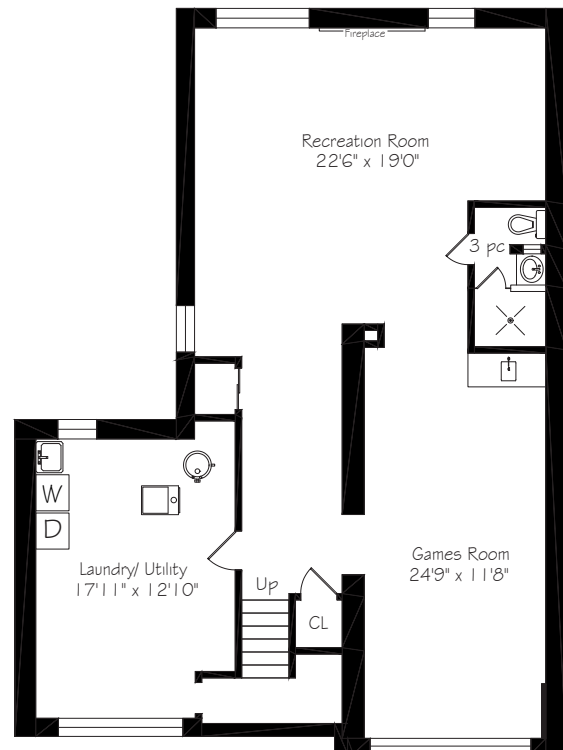




20 Lionel Heights Crescent



Main Floor
1395 Square Feet



Lower Level
1395 Square Feet



LOT SIZE: 85.01 x 109.98 feet

BEDROOMS: 3

PARKING: Double car garage & 6 car parking

TAXES: \$5,969.59/2021

BATHROOMS: 1x5, 2x3

POSSESSION: 30-60 days/TBA

For more photos & information on this property

SCAN HERE



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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.





SPECIAL FEATURES

- Totally renovated ‘15
- New windows ‘15
- Roof ‘15
- Furnace ‘15 with humidifier ‘17
- Central air conditioner ‘15
- Updated 100 amp electrical panel ‘15
- Ecobee smart thermostat
- Commercial WIFI access point with ethernet and ports

EXTERIOR

- Double car garage
- Six car parking
- Mature trees & shrubs
- Stone walkway & large front step

FOYER

- Porcelain flooring
- Built-in soft-close shoe storage drawers
- Large transom window
- Oak stairs with iron spindles

LIVING ROOM

- Open concept
- Sun-flooded room
- Maple flooring
- Crown moulding
- Pot lights
- Overlooks front garden
- Large picture window

DINING ROOM

- Open concept
- Sun-flooded room
- Maple flooring
- Large picture window
- Crown moulding

KITCHEN

- Open concept
- Stone countertop
- Soft-close drawers
- Terrace door walk-out to back garden
- Maple flooring
- Pot lights
- Oversized stainless-steel inlay double sink
- Overlooks back garden
- Ceramic tile backsplash
- Built-in stainless-steel KitchenAid stove vent
- Built-in stainless-steel KitchenAid stove
- Built-in stainless-steel KitchenAid microwave
- Stainless-steel KitchenAid French door bottom mount fridge
- Built-in stainless-steel KitchenAid dishwasher

KITCHEN ISLAND

- Stone countertop
- Breakfast bar
- Soft-close pot drawers
- Hideaway sliding refuse drawer
- Pot lights

MAIN LEVEL

- Maple flooring
- Crown moulding
- Linen closet
- Commercial WIFI access point
- Ecobee smart thermostat

PRIMARY BEDROOM

- Maple flooring
- Two large windows
- Overlooks back garden
- Two double closets with a built-in organizer & double clothing racks
- Porcelain flooring & surround
- Vanity with stone counter, inlay sink & soft-close drawers
- Walk-in glass door shower with oversized rainwater head & handheld wand

3 PIECE ENSUITE BATHROOM

- Porcelain flooring & surround
- Walk-in glass door shower
- Oversized rainwater shower head & handheld wand
- Vanity with stone counter, inlay sink & soft-close drawers

BEDROOM

- Maple flooring
- Large window
- Overlooks side yard

BEDROOM

- Maple flooring
- Large window
- Oversized double closet with built-in shelving & double clothing racks
- Overlooks side yard

5 PIECE BATHROOM

- Wall-to-wall vanity with two inlay sinks, stone countertop, soft-close cabinets & sliding drawers
- Built-in storage cabinet
- Porcelain flooring & surround
- Deep soaker tub
- Two sconces

LOWER LEVEL

- Closet
- Pot lights
- Laminate flooring

RECREATION ROOM

- Laminate flooring
- Double mirrored sliding door closet
- Three above-ground windows
- Pot lights
- Built-in electric fireplace ‘as is’ with stone veneer surround

3 PIECE BATHROOM

- Porcelain flooring & surround
- Above-ground window
- Walk-in glass door shower
- Wall sconce
- Pass-through
- Vanity with stone counter & built-in storage

GAMES ROOM

- Laminate flooring
- Pot lights
- Above-ground window
- Wet bar:
 - Built-in multi-coloured under cabinet lighting with remote
 - Stone countertop
 - Inlay stainless-steel sink
 - Glass door cabinets
 - Glass tile backsplash

LAUNDRY/UTILITY ROOM

- Two above-ground windows
- Walk-in storage with built-in shelving
- Front loading Samsung washer & dryer
- Wall mounted home network equipment
- Laundry sink
- Vinyl flooring
- Furnace ‘15 with built-in humidifier ‘17
- Updated 100-amp electrical panel ‘15

BACKYARD

- Large custom built 8 x 12 shed with built-in workbench ‘21
- Fenced perimeter
- Stone patio
- Mature trees & shrubs offer great privacy in the warmer months

IN YOUR NEIGHBOURHOOD

- Broadlands Community Centre with tennis courts & skating rink
- Steps to Deerlick Creek Park & walking trails
- Charles Sauriol Conservation Area
- Express bus on Underhill to Downtown
- Donald Golf Club
- Brookbanks & Don Mills Public Libraries
- Donwood Plaza with Valumart & Shoppers Drugmart
- CF Shops at Don Mills with shops, restaurants, LCBO, Metro & VIP Movie Theatre
- Longo’s at York Mills Garden

LOCAL SCHOOLS

Toronto District School Board

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

JK-05	Cassandra Public School 45 Cassandra Blvd 416-395-2150
JK-05	Ranchdale Public School 60 Ranchdale Crescent 416-395-2800
6-8	Milne Valley Middle School 100 Underhill Drive 416-395-2700
9-12	Victoria Park Collegiate Institute 15 Wallingford Road 416-395-3310

French Immersion

SK-05	Broadlands Public School (early immersion grades) 106 Broadlands Blvd. 416-395-2090
JK-05	Cassandra Public School (junior extended program & middle immersion program grades) 45 Cassandra Blvd 416-395-2150

Toronto Catholic District School Board

www.tcdsb.org 416-512-3411

9-12	Senator O’Connor College School 60 Rowena Drive 416-393-5505
JK to 8	St. Catherine Catholic School 30 Roanoke Road 416-393-5316

Toronto Private Schools

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

JK to 6	Crestwood Preparatory College 65 Avonwick Gate 416-393-5299
JK – Upper	Bayview Glen 275 Duncan Mill Road 416-443-1030
3 to 12	Crescent School (boys) 2365 Bayview Avenue 416-449-2556
PRE K to 12	Toronto French School 306 Lawrence Avenue E. 416-484-6533
JK to 12	Havergal College (girls) 1451 Avenue Road 416-483-3843