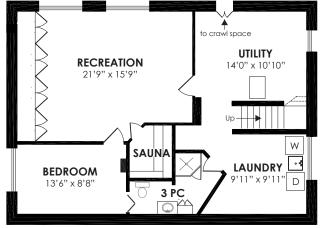
LIVING MAIN FLOOR 1500 SQ FT **BEDROOM** BEDROOM DINING PRIMARY BEDROOM 13'1" x 10'2' SOLARIUM











LOT SIZE: 54.99 x 110 feet

BEDROOMS: 3 + 1

PARKING: 3 car parking

TAXES: \$6,134.57/2021

BATHROOMS: 1x4, 1x3 + sauna

POSSESSION: June/TBA

For more photos & information on this property













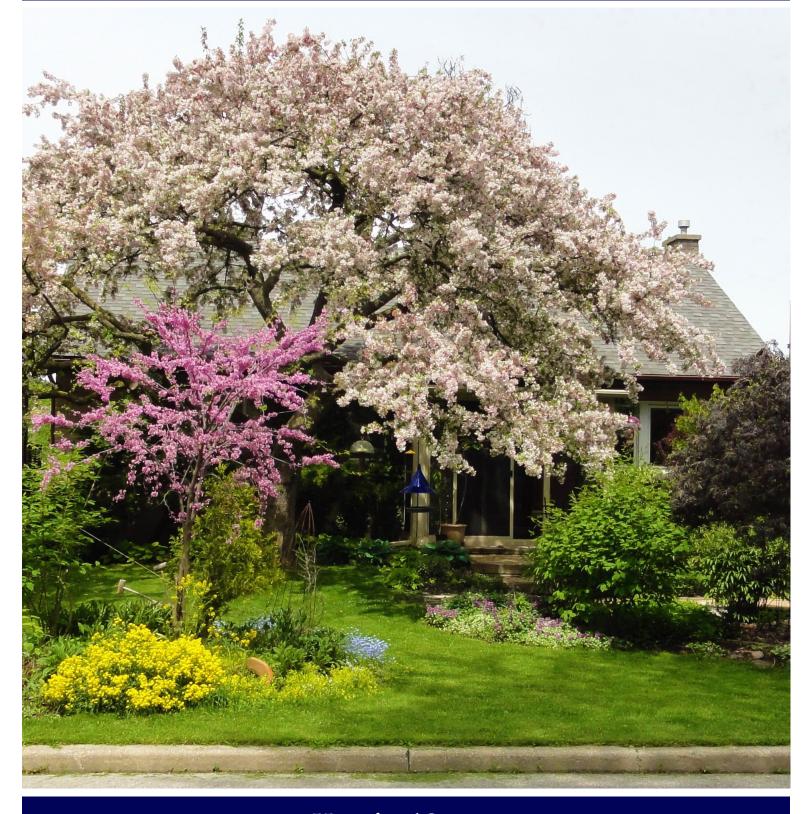






WELCOME TO —

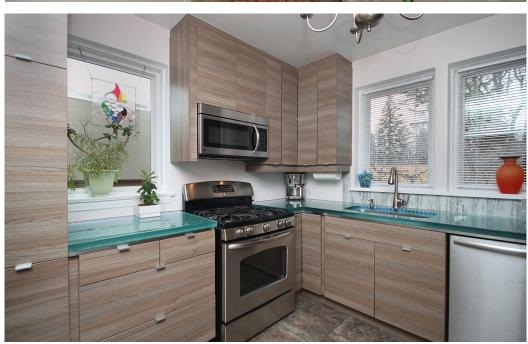
63 Hemford Crescent













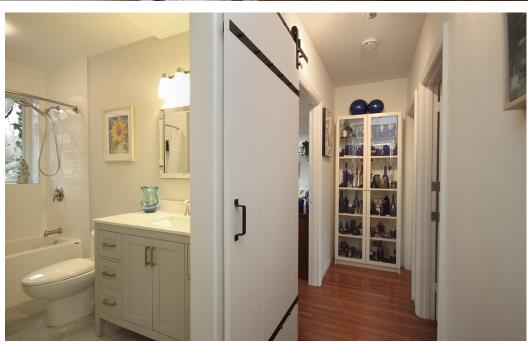










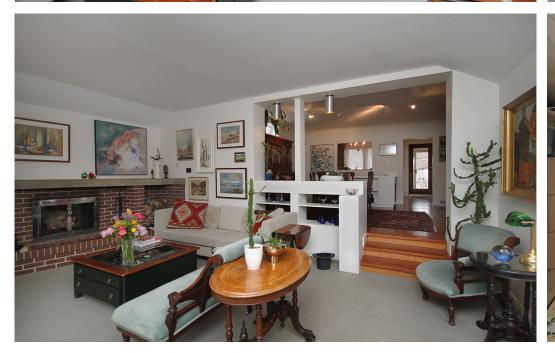




























SPECIAL FEATURES

- •Roof '16
- ·Central air conditioning '20
- In-ground swimming pool
- Private & quiet location
- Upper-level windows '10
- Most lower-level windows '11
- · Large wood burning fireplace

EXTERIOR

- · Mature trees, shrubs & perennials
- Non-slip pathway
- •Three car parking
- ·Custom built-in garden shed
- Driveway re-paved '21

BACKYARD

- · Raised wooden deck
- Fenced yard
- · Landscaped
- Mature trees, shrubs & perennials
- •Grand piano shaped in-ground pool 'as is'
 - Vinyl liner '16

SOLARIUM

- Three sets of sliding doors/screens
- Floor-to-ceiling widows
- Broadloom
- Skylight

FOYER

- ·Laminate flooring
- · Double door coat closet

KITCHEN

- •Glass block counter with built-in LED lighting
- Fabritec cabinetry
- Floor-to-ceiling pantry
- Soft close drawers
- Sliding pot drawers
- ·Overlooks front garden
- *Pass-through to Dining Room
- ·Built-in breakfast bar
- •Built-in GE stainless-steel microwave/range hood
- Stainless-steel GE 5 burner gas stove with convection oven & self-cleaning settings
- •Stainless-steel LG fridge (with ice maker 'as is') '13
- *Built-in stainless-steel Bosch dishwasher

DINING ROOM

- · Hardwood flooring
- Track lighting
- ·Crown moulding
- ·Walk-out to Mud Room

MUD ROOM

·Walk-out to driveway

LIVING ROOM

- Broadloom
- ·Cathedral ceiling
- •Wood burning fireplace with brick surround, impressive cement mantle & built-in storage
- Double wide sliding door walk-out to back deck & garden

PRIMARY BEDROOM

- · Hardwood flooring
- ·Oversized picture window & two side windows
- ·Overlooks front garden
- ·Large double door closet
- ·Ceiling fan

BEDROOM

- Dutch door entry
- Hardwood flooring
- Oversized picture window
- ·Large sliding double door closet
- ·Overlooks back garden
- ·Ceiling fan

BEDROOM

- Dutch door entry
- Hardwood flooring
- Oversized picture window
- ·Overlooks back garden
- · Closet

4 PIECE BATHROOM

- Sliding barndoor entrance
- Storage /linen closet
- Vanity with Quartz countertop, inlay sink & soft close cabinetry
- ·Ceramic tile surround
- · Porcelain flooring
- •Deep soaker tub
- ·Overlooks front garden
- Built-in shampoo alcove

LOWER LEVEL

RECREATION ROOM

- •Two above-ground windows
- ·Wall-to-wall built-in storage/entertainment unit
- •Triple bulb billiard light
- Electric fireplace

BEDROOM

- · Paneled
- ·Above-ground window

3 PIECE SEMI-ENSUITE BATHROOM

- Double door storage closet
- ·Walk-in shower
- ·Walk-through to Bedroom

LAUNDRY ROOM

- •Front loading Maytag washer '16
- ·Amana dryer
- Above-ground window
- ·Built-in deep shelving
- Built-in drying rack

UTILITY ROOM

- Storage under stairs
- ·Workbench

SAUNA

·Saunafin Cedar Sauna

IN YOUR NEIGHBOURHOOD

- · Donalda Golf Club
- •Bond Park
- Don Mills Tennis Club
- •The Shops at Don Mills
- •VIP Cineplex movie theatre
- Metro Grocery Store
- •McEwan Grocery Store
- I CRO
- •York Mills Gardens Shops with Longo's
- Don Mills Public Library
- Edwards Gardens
- Steps to Don Mills and/or Lawrence TTC routes & soon-to-be LRT
- •Steps to Don Mills walking trail which links to York Mills Gardens/Longo's to Wilket Creek Park
- Minutes to DVP & Highway 401

LOCAL SCHOOLS

TORONTO DISTRICT SCHOOL BOARD

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

- **JK- 5** Norman Ingram P.S. 50 Duncairn Road, 416-395-2720
- 6-8 Don Mills Middle School 17 The Donway East, 416-395-2320
- **9-12** Don Mills Collegiate Institute 15 The Donway East, 416-395-3190
- 9-12 Northern Secondary School 851 Mount Pleasant Road, 416-393-0270

FRENCH IMMERSION

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

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

TORONTO PRIVATE SCHOOLS

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

JK-6 Crestwood Preparatory College 217 Brookbanks Drive, 416-391-1441

Daycare-12 La Citadelle International Academy of
Arts and Science
36 Scarsdale Road, 416-385-9685

JK-Upper

Bayview Glen
275 Duncan Mill Road, 416-443-1030

Pre K-12 St. Clement's School 21 St. Clement's 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