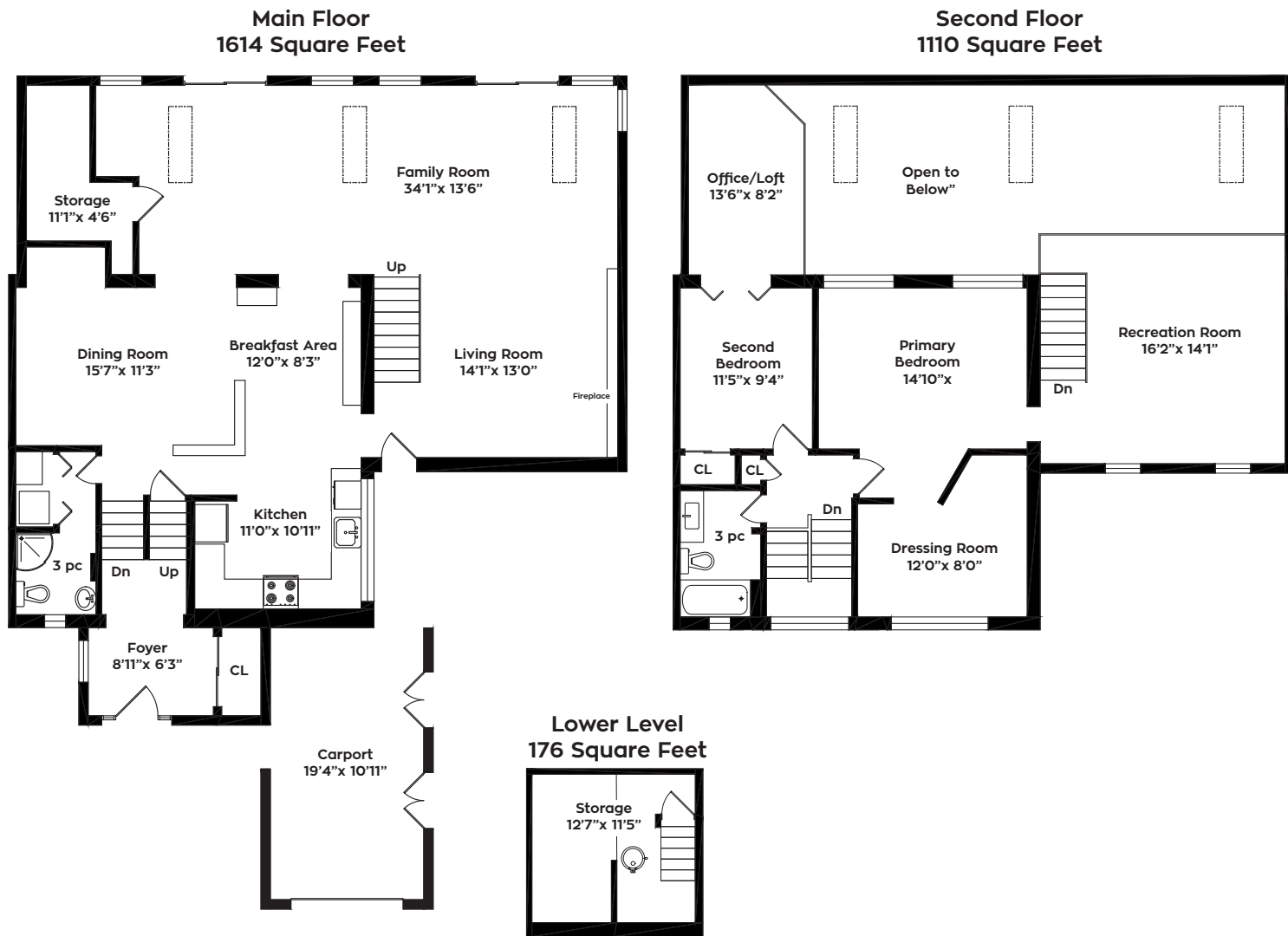


— WELCOME TO —
190 Three Valleys Drive



LOT SIZE: 31.89 x 138.45 ft. Rear: 75 ft. (ravine)

BEDROOMS: 2

PARKING: Carport & 2 car parking

TAXES: \$5,407.47/2021

BATHROOMS: 1x4, 1x3

POSSESSION: Immediate/TBA

For more photos & information on this property

SCAN HERE



EXCEEDING YOUR EXPECTATIONS



direct 416.390.2566 | office 416.443.0300 | fax 416.443.8619 | karen@karenmillar.com | karenmillarteam.com

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.190ThreeValleys.com





EXTERIOR

- Interlocking driveway
- Two car parking
- Enclosed carport with built-in workbench, two built-in storage closets & built-in shelving: all carport contents excluded
- Mature trees & shrubs
- Flagstone walkway
- River rock garden
- Exterior lighting

BACKYARD

- Private setting
- Overlooks Donaldda Golf Course
- Patio
- Fenced yard
- Mature trees & shrubs
- Built-in pond 'as is'

FOYER

- Custom solid hand carved wooden door
- Glass block windows
- Pot lights
- Stone flooring
- Transom window
- Built-in Fujitsu Halcyon air inverter

DINING ROOM

- Open concept
- Wide plank pine flooring
- Built-in alcove
- Two dining room set pieces (hutch and sideboard)

KITCHEN

- Family size
- Stainless-steel countertop
- Wide plank pine flooring
- Overlooks side garden
- Wall-to-wall built-in custom wormy chestnut pantry
- Breakfast nook eat-in area with Tiffany fixture
- Pot lights
- Bosch built-in stainless-steel dishwasher 2021
- LG stainless-steel stove 2021
- Frigidaire stainless-steel built-in stove vent
- Amana stainless-steel bottom mount fridge

KITCHEN ISLAND

- Pot lights
- Stainless-steel countertop
- Built-in sliding drawer storage

LIVING ROOM

- Wood burning fireplace updated and upgraded 2006
- Sand blasted brick accent wall
- Hardwood flooring
- Walk-out to side garden & carport
- Wall-to-wall built-in bookshelf and TV cabinet

FAMILY ROOM

- Two sliding door walk-outs to back garden
- 18-foot cathedral ceilings
- Views of the Donaldda Golf Course
- Hardwood flooring
- Two ceiling fans
- Built-in Fujitsu Halcyon air inverter
- Custom built-in shelving
- Large walk-in cedar closet
 - Built-in shelving
 - Sliding drawer storage
 - Woods freezer

LAUNDRY ROOM

- Laundry chute outlet
- Top of the line LG stacked washer & dryer 2012
- Storage cabinets
- Ceramic tile flooring

3 PIECE BATHROOM

- Walk-in shower
- Overlooks front garden
- Pedestal sink
- Built-in sliding door mirrored storage cabinet
- Ceramic tile flooring & surround

LOWER LEVEL

- Built-in shelving
- Hot water tank
- Large storage area

UPPER LEVEL

- Hardwood flooring
- Linen closet

4 PIECE BATHROOM

- Marble flooring
- Ceramic tile tub surround
- Two built-in cabinets
- Vanity with built-in storage

SECOND BEDROOM

- Hardwood flooring
- Sliding double door closet with laundry chute
- Walk-out to loft

LOFT/OFFICE

- Skylight
- Handmade decorative wrought iron railings
- Overlooks Family Room
- Broadloom
- Built-in shelves

PRIMARY BEDROOM

- Hardwood flooring
- Ceiling fan
- Two picture windows
- Overlooks Family Room
- Custom built-in king size bed frame and behind bed storage cabinets

DRESSING ROOM

- Halogen lighting
- Overlooks front garden
- Built-in organizers
- Hardwood flooring
- Access to attic
- Cathedral ceiling

RECREATION ROOM

- Skylight
- Ceiling fan
- Broadloom
- Overlooks front garden
- Overlooks Family Room
- Golf course views
- Sand blasted exposed brick accent wall
- Handmade decorative wrought iron railings

