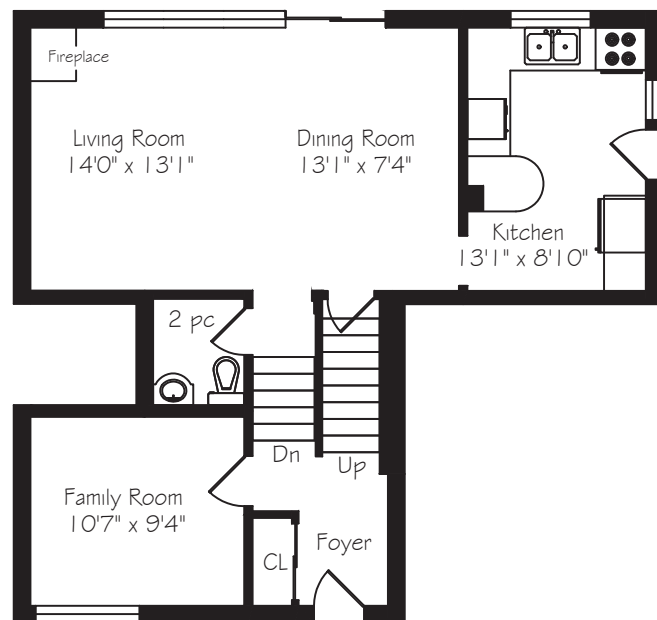
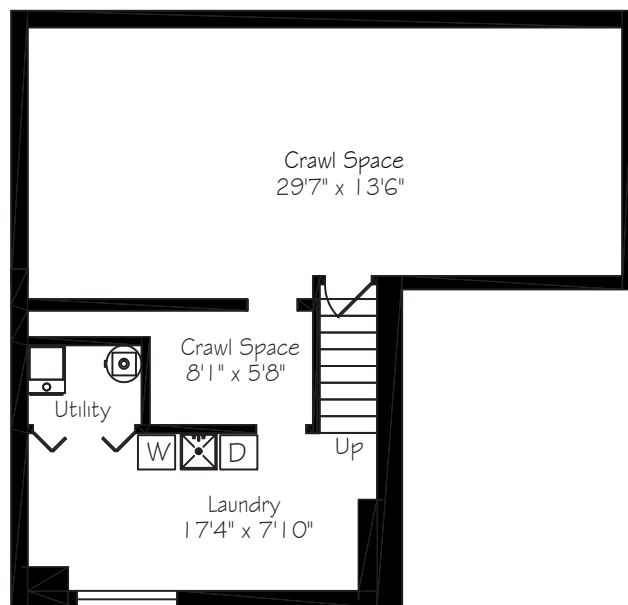


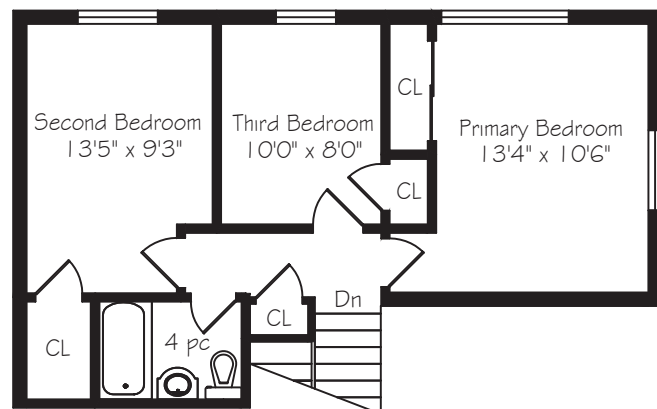
Main Floor
748 Square Feet



Lower Level
240 Square Feet



Second Floor
570 Square Feet



LOT SIZE: 38.75 x 180 feet

TAXES: \$5,124.97/2022

BEDROOMS: 3+1

BATHROOMS: 1x4, 1x2

POSSESSION: Immediate/TBA

PARKING: single carport & 2 car parking

For more photos &
information on
this property

SCAN HERE



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.



WELCOME TO

178 Three Valleys Drive



www.178ThreeValleys.com





EXTERIOR

- Single carport
- Built-in wooden garden shed
- Mature trees and shrubs
- Flagstone retaining wall
- Covered porch
- Interlocking patio
- Central air conditioner

FOYER

- Cathedral ceiling
- Slate flooring
- Sliding mirrored double door closet
- Built-in alarm system
- Large transom window
- Chandelier
- Crown moulding
- Wainscotting

DEN

- French door entry
- Sun-filled
- Large picture window
- California style shutters
- Possible 4th bedroom
- Overlooks front garden
- Large built-in storage alcove
- Hardwood flooring

LIVING/DINING ROOM

- Open concept
- Hardwood flooring
- Kingsman gas fireplace
- Sliding glass door walk-out to back garden
- Three fixed French paneled windows
- Dining room chandelier

KITCHEN

- Updated
- Slate flooring
- Granite countertop with breakfast bar
- Walk-out to back garden & patio
- Overlooks back garden
- Stainless-steel inlay sink with soap dispenser and touch faucet
- Stainless-steel backsplash
- Under cabinet lighting
- Double door pantry
- Built-in Kenmore dishwasher
- Built-in Allure stove vent
- Kenmore bottom mount fridge

2 PIECE POWDER ROOM

- Updated
- Slate flooring
- Pedestal sink

UPPER LEVEL

- Hardwood flooring
- Linen closet

PRIMARY BEDROOM

- Hardwood flooring
- Overlooks back garden
- Large ceiling fan
- Sliding mirrored double door closet

BEDROOM

- French door entry
- Hardwood flooring
- Overlooks back garden
- Closet

BEDROOM

- Hardwood flooring
- Overlooks back garden
- Deep closet

4 PIECE BATHROOM

- Updated
- Porcelain flooring
- Ceramic tile surround

LOWER LEVEL

- French door entry
- Paneled walls
- Built-in mirror
- Kenmore washer & dryer
- 100-amp service
- Sliding door access to large crawl space
- Utility Closet
 - Furnace '01
 - Hot water tank (rental)

BACKYARD

- Overlooks Donalda Golf Course
- Interlocking patio
- Covered patio
- Mature trees & shrubs
- Privacy cedars

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

- **Three Valleys Public School**
(grades JK-05)
76 Three Valleys Drive 416-395-2930
- **Milne Valley Middle School**
(grades 6-8)
100 Underhill Drive 416-395-2700
- **George S. Henry Academy**
(grades 9-12)
200 Graydon Hall Drive 416-395-3240

TORONTO CATHOLIC DISTRICT SCHOOL BOARD

www.tcdsb.org, 416-512-3411

- **Senator O'Connor College School**
(grades 9-12)
60 Rowena Drive, 416-393-5505
- **Annunciation CES**
(grades JK-8)
65 Avonwick Gate, 416-393-5299
- **Our Lady of Wisdom CES**
(grades JK-8 French Immersion)
10 Japonica Road 416-393-5273
- **St. Bonaventure CES**
(Extended French program grades 5-8)
1340 Leslie Street 416-393-5263

TORONTO PRIVATE SCHOOLS

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

- **Crestwood Preparatory College**
(grades JK to 6)
217 Brookbanks Drive, 416-391-1441
- **La Citadelle International Academy of Arts & Science**
(daycare-grade 12)
36 Scarsdale Road, 416-385-9685
- **Bayview Glen JK**
Upper School
275 Duncan Mill Road, 416-443-1030
- **Crescent School**
(boys grades 3 to 12)
2365 Bayview Avenue, 416-449-2556
- **Toronto French School**
(grades pre K to 12)
306 Lawrence Avenue E., 416-484-6533
- **Havergal College**
(girls grades JK to 12)
1451 Avenue Road, 416-483-3843
- **FRENCH IMMERSION**
 - **Broadlands Public School**
(early immersion grades JK-5)
106 Broadlands Blvd. 416-395-2090
 - **Renee Gordon Health & Wellness Academy**
(grades JK-5) Junior extended and middle immersion programs
20 Karen Road 416-395-2790