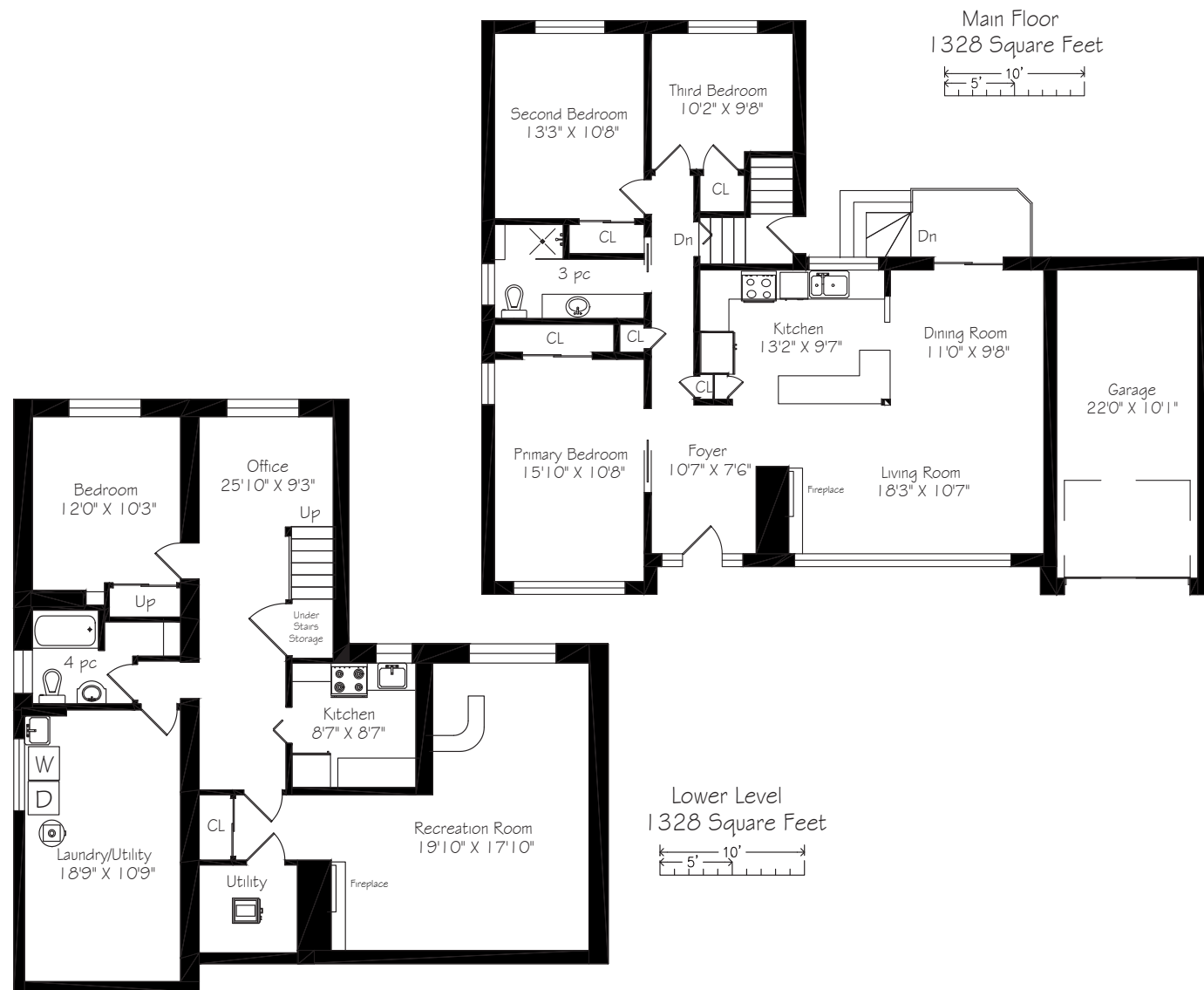


— WELCOME TO —
104 Three Valleys Drive



LOT SIZE: 60.1 x 160 feet

BEDROOMS: 3 + 1

PARKING: Single car garage & 4 car parking

LEASE TERM: One year

BATHROOMS: 1x4, 1x3

POSSESSION: Immediate/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.

www.104ThreeValleys.com





SPECIAL FEATURES

- Donalda golf course views
- Inground pool
- Two fireplaces
- 200-amp service
- Furnace '07
- Central air conditioning '08
- Roof '10
- Open concept main floor living
- Updated bathrooms

EXTERIOR

- Single car garage
- Four car parking
- Interlocking walkway & steps
- Mature trees & shrubs
- Perennial garden
- Built-in roof solar panels for the pool

BACKYARD

- Donalda golf course views
- Poured concrete inground pool
- Interlocking stone patio
- Built-in roof solar panels for the pool
- Covered patio area
- Raised wooden deck with iron railing
- Mature trees & shrubs
- Tiered vegetable garden
- Three compost bins
- Large garden/pool shed
 - Pool pump
 - Built-in electrical
 - Built-in lighting

FOYER

- Custom front door with two transom windows
- Pot lights
- Crown moulding
- Ceramic tile flooring

LIVING ROOM

- Open concept
- Five updated oversized windows with custom
- Hunter Douglas Silhouette shades
- Overlooks front Garden
- Hardwood flooring
- Crown moulding
- Wood burning fireplace with electric fireplace insert and slate hearth

DINING ROOM

- Hardwood flooring
- Crown moulding
- Sliding door walk-out to back garden & pool
- Custom window shades
- Overlooks back garden & pool

KITCHEN

- Custom built Kitchen
- Open concept
- Overlooks Living & Dining Rooms
- Hardwood flooring
- Custom window shades
- Overlooks back garden & pool
- Ceramic tile backsplash
- Halogen lighting
- Bosch built-in dishwasher
- GE built-in microwave
- Whirlpool stove
- GE bottom mount fridge
- Built-in TV mount

KITCHEN ISLAND

- Built-in storage cabinets & sliding drawer storage
- Breakfast bar
- Built-in wiring for speakers

HALLWAY

- Walk-out to back garden
- Hardwood flooring under broadloom
- Linen closet
- Storage closet

PRIMARY BEDROOM

- Pocket door entry
- Hardwood flooring
- Oversized sliding double door closet with built-in organizers
- Large picture window
- Overlooks front garden
- Custom window shades

BEDROOM

- Hardwood flooring under broadloom
- Overlooks back garden, pool & golf course
- Custom window shades
- Sliding mirrored double door closet with built-in shelving
- Ceiling fan
- Pella window '14
- Built-in TV mount

BEDROOM

- Hardwood flooring under broadloom
- Overlooks back garden, pool & golf course
- Custom window shades
- Closet
- Pella window '14

3 PIECE BATHROOM '07

- Large custom built vanity with upper storage cabinets, lighting and marble countertop
- Walk-in glass shower with limestone surround and flooring
- Heated limestone flooring
- Pot lights

LOWER LEVEL

- Storage under stairs

OFFICE/FLEX SPACE

- Paneled
- Above-ground window
- Broadloom

BEDROOM

- Broadloom
- Above-ground window
- Paneled
- Sliding mirrored double door closet

4 PIECE BATHROOM

- Updated
- Ceramic tile flooring
- Built-in shelving
- Above-ground window
- Built-in vanity with storage

LAUNDRY ROOM

- Kenmore deep freezer
- Samsung washer
- Kenmore dryer
- Above-ground window
- Wooden shelving unit with built-in wine rack
- Built-in storage cabinet

RECREATION ROOM

- L-shaped
- Paneled
- Broadloom
- Sliding double door closet
- Pot lights
- Above-ground window
- Built-in dry bar
- Built-in corner shelves
- Wood burning firepalce

KITCHEN

- Above-ground window
- Admiral stove 'as is'
- Zylvania microwave
- Hisense bottom mount fridge '21
- Built-in countertop and storage

IN YOUR NEIGHBOURHOOD

- Laurentide Park
- 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
- DVP, Highway 401, Don Mills subway & soon to be LRT

LOCAL SCHOOLS

Toronto District School Board

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

Three Valleys Public School (grades JK-05)
76 Three Valleys Dr., 416-395-2930

Milne Valley Middle School (grades 6-8)
100 Underhill Dr., 416-395-2700

George S Henry Academy (grades 9-12)
200 Graydon Hall Dr., 416-395-3240

French Immersion

Broadlands Public School (early immersion grades SK-05)
106 Broadlands Blvd. 416-395-2090

Rene Gordon Health and Wellness Academy
(junior extended program & middle immersion program grades JK-05)
20 Karen Road, 416-395-2790

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 (grades JK to 8)
65 Avonwick Gate, 416-393-5299

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 and 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