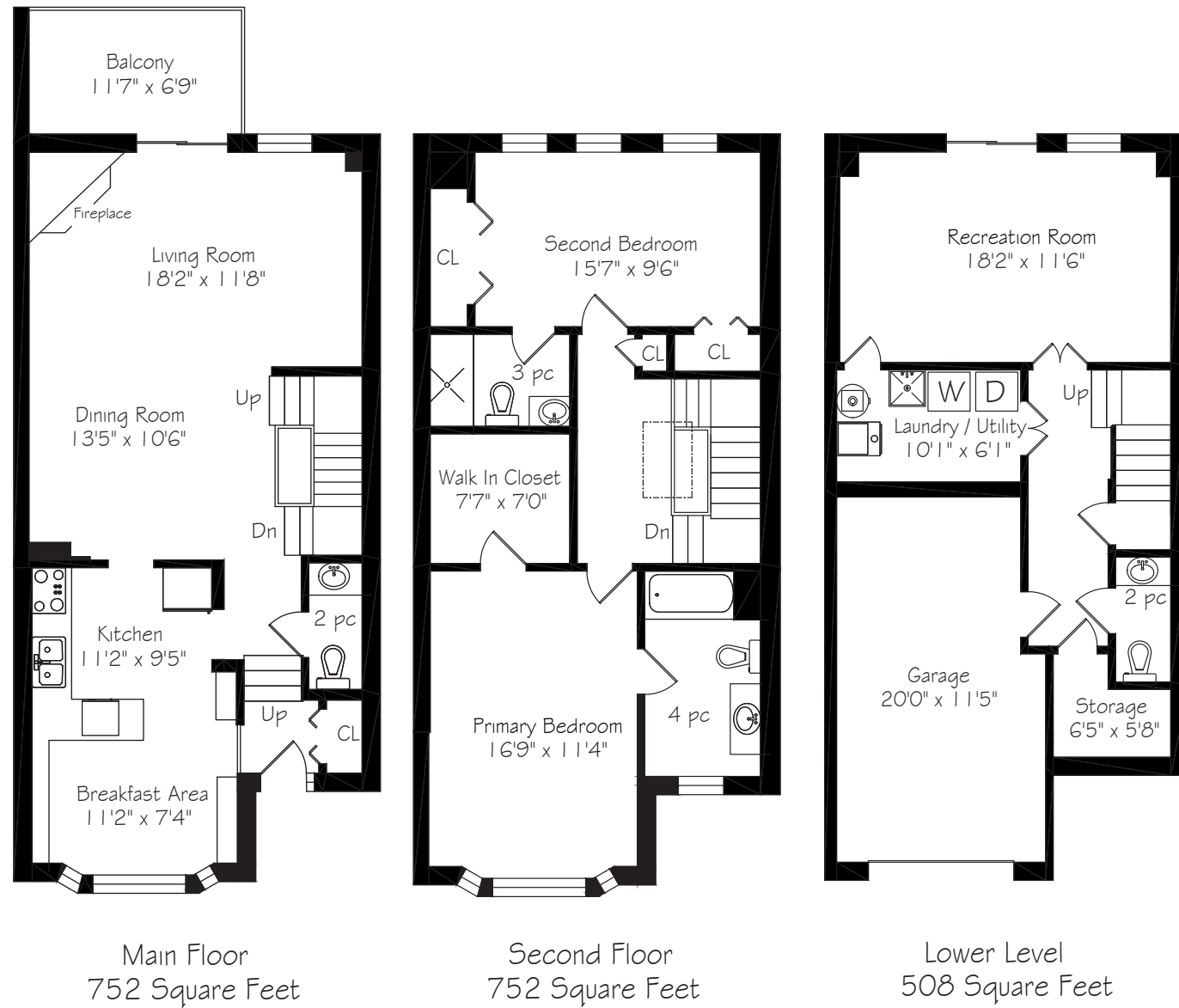


— WELCOME TO —
72 English Ivyway



TAXES: \$3,595.70/2022

BEDROOMS: 2

BATHROOMS: 1x4, 1x3, 2x2

PARKING: Single car garage + 1 car parking

POSSESSION: Immediate/TBA

MAINTENANCE FEES:

\$711.25/month (includes common elements, building insurance, landscaping in front yard/grass cutting, snow removal, exterior light management, exterior window & garage door washing/maintenance)

For more photos &
information on
this property

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Prospective purchasers should satisfy themselves as to 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.72EnglishIvyway.com







FRONT EXTERIOR

- Single car garage
- One car parking on private driveway
- Mature tree & shrubs
- Covered porch

BACKYARD

- Private
- Perennial garden
- Patio

FOYER

- High ceilings
- Oak staircase and railing to upper and lower levels
- Double closet with built-in shelving
- Built-in garage door opener

KITCHEN

- Sun-filled
- Bay window
- Ceramic tile flooring
- Double stainless-steel sink with built-in garburator
- Pot lights
- Breakfast nook
- Built-in Office nook
- Wall-to-wall storage cabinets with two double glass door accents
- Beaumarck fridge
- GE stove
- Built-in range hood
- Maytag built-in dishwasher

DINING ROOM

- Open concept
- Hardwood flooring
- Crystal chandelier

LIVING ROOM

- Sun-filled
- Hardwood flooring
- Wood burning fireplace with brick surround and large wooden mantle
- Sliding glass door walk-out to private balcony
- Picture window
- Overlooks back garden

2 PIECE POWDER ROOM

- Custom vanity
- Wainscotting

UPPER LEVEL

- Skylight
- Hardwood flooring
- Linen closet
- Crystal chandelier

PRIMARY BEDROOM

- Sun-filled
- Hardwood flooring
- Bay window
- Large walk-in closet with built-in organizers
- Overlooks front garden

4 PIECE ENSUITE BATHROOM

- Ceramic tile flooring & tub surround
- Overlooks front garden
- Two built-in sconces

BEDROOM

- Double door closet
- Triple door closet
- Hardwood flooring
- Overlooks back garden

3 PIECE ENSUITE BATHROOM

- Ceramic tile flooring & surround
- Walk-in glass wall shower
- Two built-in sconces

LOWER LEVEL

- Hardwood flooring
- Storage closet under the stairs
- Access to Cold Room
- Steel door access to Garage

2 PIECE POWDER ROOM

- Custom vanity

LAUNDRY/UTILITY ROOM

- Moffat dryer
- Roper washer
- Furnace
- 100-amp service

RECREATION ROOM

- Sun-filled
- Hardwood flooring
- Picture window
- Overlooks back garden
- Sliding door walk-out to back garden & patio
- Access to hot water tank (rental)

IN YOUR NEIGHBOURHOOD

- Bayview Golf and Country Club
- Duncan Creek Trail
- Woodhill Garden Centre
- LCBO
- Bayview Village
- Cummer Park Community Centre
- Galati Market Fresh
- Pickle Barrel
- Tim Horton's
- Hillcrest Public Library
- Hillcrest Tennis Club
- Saddletree Park
- Bestview Park & Hiking Trails

NEIGHBOURHOOD SCHOOLS

- Steelesview Public School (JK – 5)
- Zion Heights Middle School (grades 6-8)
- AY Jackson Secondary School (grades 9-12)
- Lester B Pearson Elementary (grades JK-8 earl immersion program)
- Crethaven Public School (grades JK – 5 junior extended French program & middle immersion program)
- St. Agnes Catholic School (JK – 8)
- St. Cyril (French immersion grades JK – 8)
- St. Timothy (extended French grades 5 – 8)