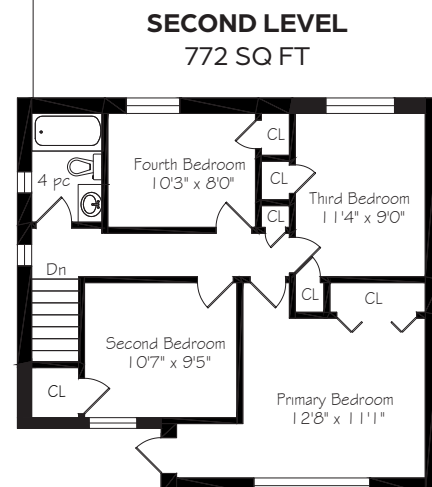
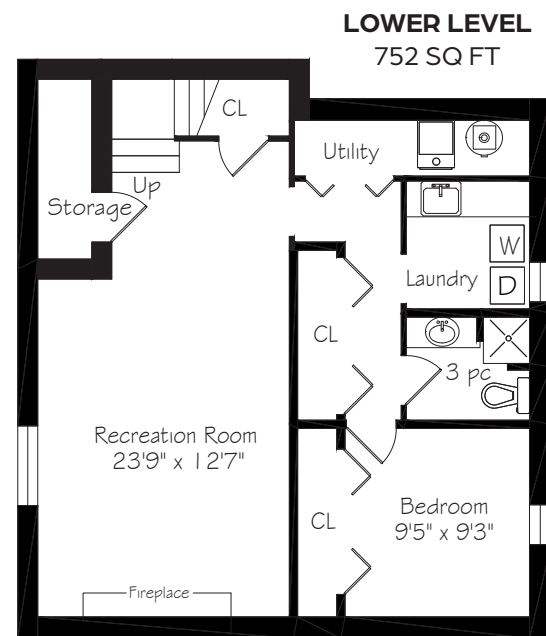
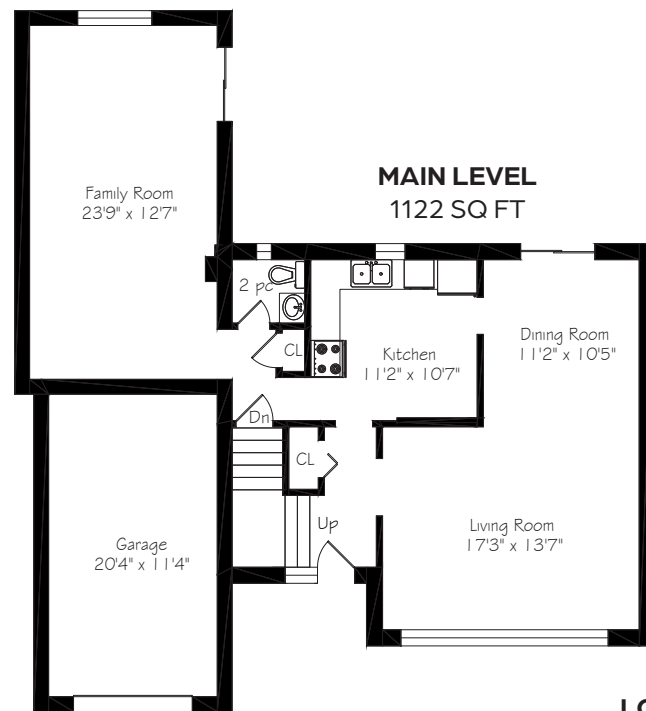




40 Monarchwood Crescent



LOT SIZE: 53 x 113.77

BEDROOMS: 4+1

PARKING: Single car garage + 4 car parking

TAXES: \$4,853.25/2022

BATHROOMS: 1x4, 1x3, 1x2

POSSESSION: 60 days/TBA

For more photos &
information on
this property

SCAN HERE



ROYAL LEPAGE
Signature Realty
IND. OWNED & OPERATED BROKERAGE

Karen
MILLARTEAM
BROKER

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 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.40Monarchwood.com





EXTERIOR

- Four car parking
- Single car garage with built-in shelving
- Covered porch
- Flagstone patio
- Mature trees & shrubs

BACKYARD

- Interlocking patio & walkway
- Fenced yard
- Mature shrubs
- Gas BBQ hookup
- Natural gas BBQ

FOYER

- Chandelier
- Ceramic tile flooring
- Transom window
- Double door coat closet

LIVING ROOM

- Open concept
- Sun-filled
- Hardwood flooring
- Crown moulding
- Oversized picture window
- Overlooks front garden

DINING ROOM

- Chandelier
- Open concept
- Hardwood flooring
- Crown moulding
- Sliding door walkout to back garden

KITCHEN

- Eat-in kitchen
- Ceiling fan
- Ceramic tile backsplash
- Overlooks back garden
- Double stainless-steel sink
- Whirlpool built-in dishwasher
- Amana fridge
- Beaumark stove

HALLWAY

- Linen closet/pantry

2 PIECE POWDER ROOM

- Overlooks back garden
- Built-in mirrored storage cabinet

FAMILY ROOM

- Broadloom
- Crown moulding
- Wall mounted air conditioner unit
- Sliding door walk-out to back garden
- Three updated windows

UPPER LEVEL

- Wall mounted air conditioner unit
- Hardwood flooring
- Linen closet

PRIMARY BEDROOM

- Sun-filled
- Ceiling fan
- Hardwood flooring
- Walk-out to balcony
- Overlooks front garden
- Double closet

BEDROOM

- Sun-filled
- Hardwood flooring
- Extra deep closet
- Overlooks front garden

BEDROOM

- Hardwood flooring
- Overlooks back garden
- Closet

BEDROOM

- Hardwood flooring
- Overlooks back garden
- Two closets

4 PIECE BATHROOM

- Renovated in 2010
- Marble counter with built-in storage cabinets
- Deep soaker tub
- Ceramic tile flooring & surround

LOWER LEVEL

- Storage under the stairs

RECREATION ROOM

- Laminate flooring
- Wood burning fireplace with stone surround & ceramic tile with wooden trim mantle & hearth
- Built-in shelving
- 100-amp service
- Walk-in storage closet/Cold Room with built-in shelving

HALLWAY

- Oversized sliding double door closet

UTILITY ROOM

- General Freezer
- Furnace '21
- Hot water tank (owned)

LAUNDRY ROOM

- Built-in storage cabinets
- Built-in countertop with oversized stainless-steel sink
- Kenmore washer
- GE dryer

BEDROOM

- Broadloom
- Oversized double door closet with built-in shelving on both sides

3 PIECE BATHROOM

- Walk-in shower
- Ceramic tile flooring & surround
- Built-in mirrored sliding double door storage cabinet

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
- Donalda 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
- TTC bus stop on Underhill with express bus to downtown
- Short walk to TTC Lawrence bus stop
- CF Fairview Mall
- Easy access to DVP and Highway 401

LOCAL SCHOOLS

Toronto District School Board

- Cassandra Public School (JK-5)
45 Cassandra Blvd, 416-395-2150

- Ranchdale Public School (JK-5)
60 Ranchdale Crescent, 416-395-2800

- Milne Valley Middle School (6-8)
100 Underhill Drive, 416-395-2700

- Victoria Park Collegiate Institute (9-12)
15 Wallingford Road, 416-395-3310

FRENCH IMMERSION

- Broadlands Public School (early immersion grades JK-5)
106 Broadlands Blvd. 416-395-2090

- Cassandra Public School (JK-5 for junior extended program & middle immersion)
45 Cassandra Blvd, 416-395-2150

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

- St. Catherine (JK-8)
30 Roanoke Road, 416-393-5316

- 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 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