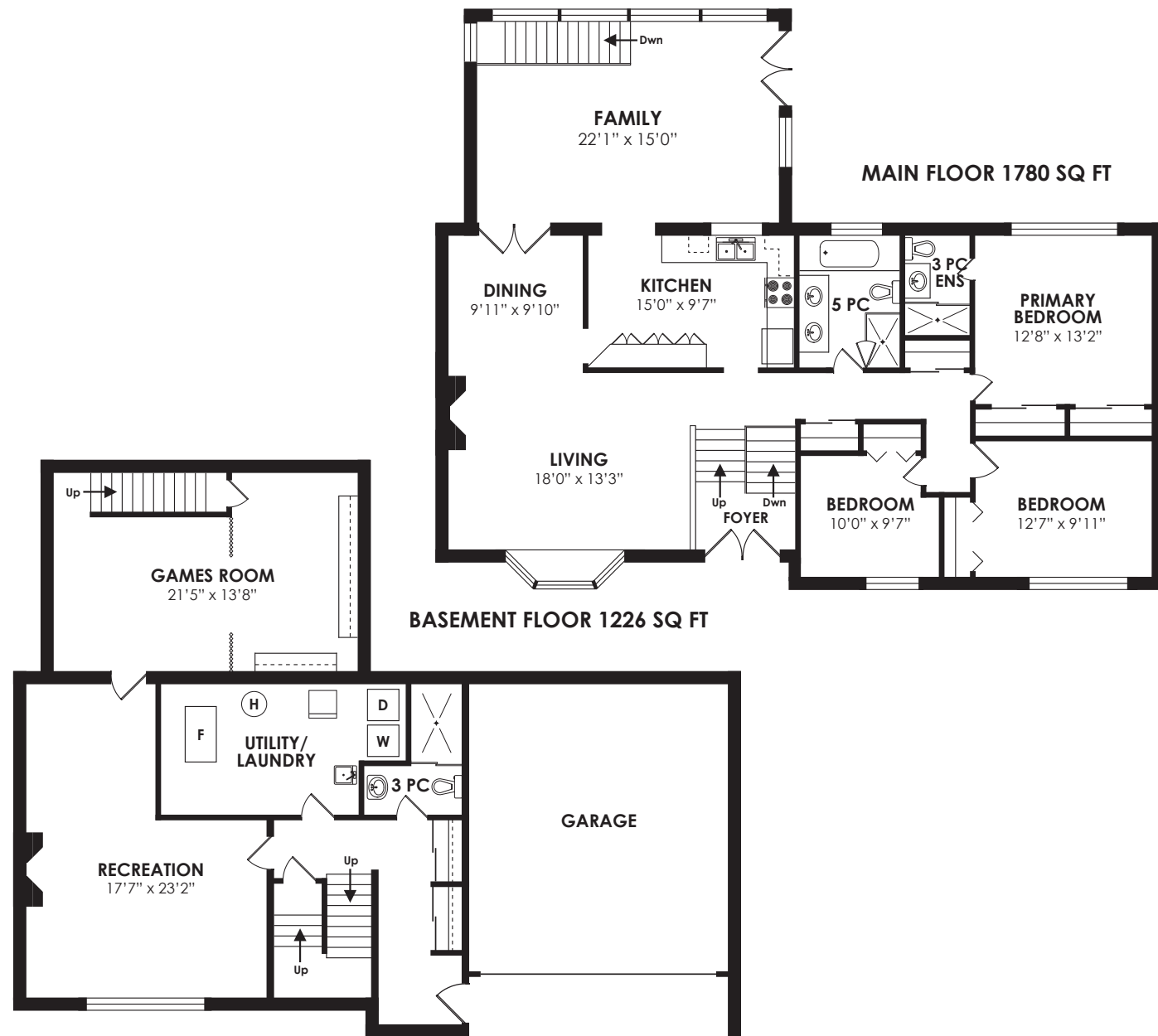


WELCOME TO

# 21 Shamokin Drive



**LOT SIZE:** 62.50 x 120 feet

**BEDROOMS:** 3

**PARKING:** Double car garage & 4 car parking

**TAXES:** \$7,399.94/2022

**BATHROOMS:** 1x5, 2x3

**POSSESSION:** 60-90 days/TBA

For more photos & information on this property

**SCAN HERE**



*Karen*  
**MOLLARTEAM**  
 BROKER

EXCEEDING YOUR EXPECTATIONS



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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.21Shamokin.com](http://www.21Shamokin.com)





**SPECIAL FEATURES**

- Furnace '22
- Two fireplaces
- Main floor Family Room
- Large private back garden
- Central air conditioning
- Hot water tank rental '22

**EXTERIOR**

- Professionally landscaped
- Mature trees & shrubs
- Double car garage
- Four car parking
- Access to Lower Level of home
- Stone steps

**BACKYARD**

- Private
- Raised wooden deck
- Fenced yard
- Mature trees & shrubs
- Central air conditioner

**FOYER**

- Double door entry
- Granite flooring
- Transom windows
- Custom glass railings with built-in glass shelf
- Crown moulding

**HALLWAY**

- Laminate flooring
- Sliding glass double door coat closet
- Sliding glass double door pantry/linen closet

**LIVING ROOM**

- Laminate flooring
- Bay window
- Custom shades
- Overlooks front garden
- Crown moulding
- Wood burning fireplace with stone surround

**DINING ROOM**

- Open concept
- Crystal chandelier
- Crown moulding
- Laminate flooring

**KITCHEN**

- Granite countertops
- Tumbled stone backsplash
- Crown moulding
- Overlooks Family Room
- Built-in glass table
- Built-in wall-to-wall pantry
- Laminate flooring
- Panasonic stainless-steel microwave
- Stainless-steel Maytag fridge
- NuTone built-in range hood
- Whirlpool stainless-steel stove
- Whirlpool built-in stainless-steel dishwasher

**FAMILY ROOM**

- Addition
- Wall-to-wall windows
- Double terrace door walk-out to back deck & garden
- Pot lights
- Access to Lower Level
- Laminate flooring

**PRIMARY BEDROOM**

- Overlooks back garden
- Laminate flooring
- Sliding glass double door closets with built-in organizers
- California style blinds

**3 PIECE ENSUITE BATHROOM**

- Walk-in glass shower
- Porcelain tile flooring & shower surround
- Vanity with granite countertop
- Custom built-in storage unit with built-in mirror & lighting
- New toilet '23

**BEDROOM**

- Overlooks front garden
- Laminate flooring
- Mirrored double door closet
- California style blinds

**BEDROOM**

- French door entry
- Overlooks front garden
- Laminate flooring
- Large double closet

**5 PIECE BATHROOM**

- Deep soaker tub
- Overlooks back garden
- Porcelain tile flooring & tub surround
- Custom wooden vanity with two inlay sinks
- Crown moulding
- California style blinds

**LOWER LEVEL**

- Storage under stairs
- Two mirrored sliding glass double door storage closets
- Walk-out to front garden
- Vinyl flooring '23

**RECREATION ROOM**

- L-shaped
- Vinyl flooring '23
- Wood burning fireplace with stone surround
- Paneled walls
- Large above-ground picture window
- Overlooks front garden
- Halogen lighting

**GAMES/STORAGE ROOM**

- Can be converted to a gym
- Broadloom
- Pot lights
- Cedar closet
- Walk-up to Family Room
- Built-in wall-to-wall shelving

**3 PIECE BATHROOM**

- Walk-in glass shower
- Storage/shelving unit
- Vanity with granite countertop
- Built-in mirrored double door storage cabinet
- Ceramic tile flooring & shower surround
- New toilet '23

**UTILITY/LAUNDRY ROOM**

- Kenmore fridge
- Whirlpool front loading washer & dryer
- Furnace
- Hot water tank (rental)
- Ceramic tile flooring
- Built-in shelving
- Built-in storage cabinet

**IN YOUR NEIGHBOURHOOD**

- Donalda Golf Club
- CF Shops at Don Mills
- Cineplex VIP Theatre
- LA Fitness
- Baretto Café
- Longo's at York Mills Garden
- Bruno's Valumart at Donwood Plaza
- LCBO
- Don Mills Public Library
- Brookbanks Public Library
- Edwards Gardens
- Fairview Mall & Bayview Village
- Steps to Betty Sutherland Trail Park, Don Mills walking trails, Wilket Creek Park & Deerlick Creek
- Steps to Don Mills and York Mills TTC routes & soon-to-be LRT
- Steps to Don Mills subway line
- Charles Sauriol Conservation Area
- Don Mills Tennis Club
- Bond Park

**LOCAL SCHOOLS**

- Rene Gordon Health & Wellness Academy
- Donview Middle Health and Wellness Academy
- George S. Henry Academy
- Rene Gordon Health & Wellness Academy
- St. Timothy Catholic School
- St. Gerald Catholic School
- Our Lady of Wisdom
- Senator O'Connor College School
- Crestwood Preparatory College
- La Citadelle International Academy of Arts and Science
- Bayview Glen
- Crescent School
- Toronto French School
- Havergal College