

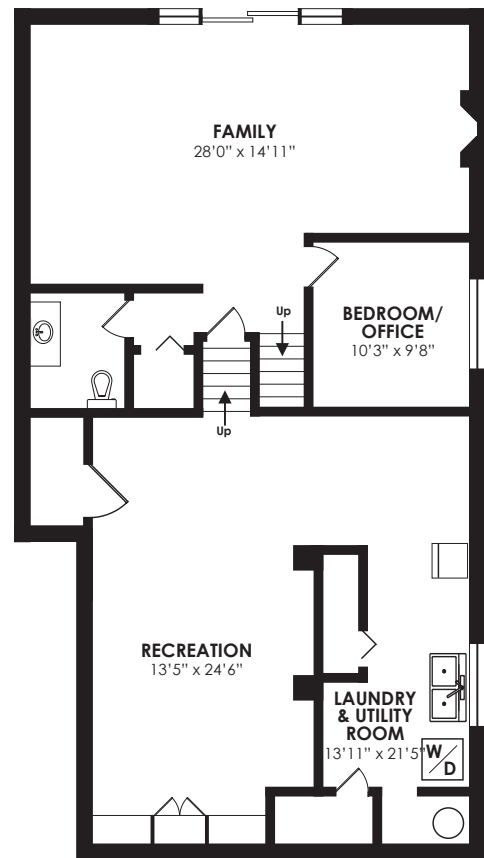
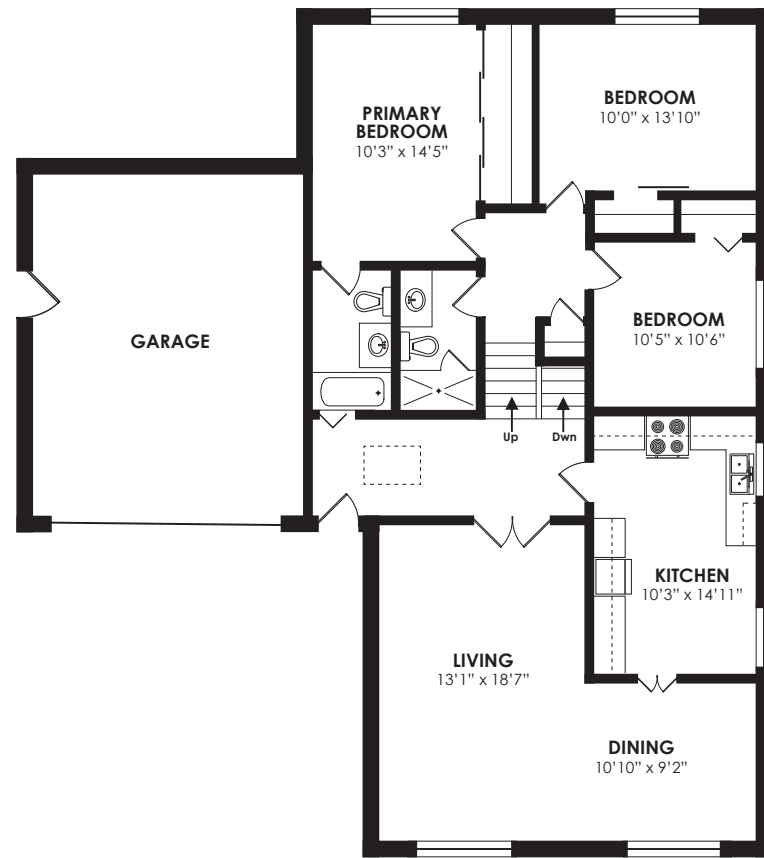


— WELCOME TO —
38 Hatherton Crescent



UPPER LEVELS 1460 SQ FT

LOWER LEVELS 1460 SQ FT



LOT SIZE: 68 x 113 feet

TAXES: \$6,287.74/2022

BEDROOMS: 4

BATHROOMS: 1x4, 1x3, 1x2 (plus roughed-in bathroom on lower level)

PARKING: Double car garage & 4 car parking

POSSESSION: July 20/TBA

For more photos & information on this property

SCAN HERE



EXCEEDING YOUR EXPECTATIONS



direct 416.390.2566 | office 416.443.0300 | fax 416.443.8619 | karen@karenmollar.com | karenmollarteam.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.

www.38Hatherton.com





SPECIAL FEATURES

- Roof ‘15
- Central air conditioner ‘20
- Furnace ‘20
- Private backyard
- In-ground pool with stone water feature
- Pool pump ‘20
- Pool filter ‘20
- Pool heater ‘20
- Freshly painted ‘23
- 100-amp service

EXTERIOR

- Mature trees & shrubs
- Double car garage
- Four car parking
- Flagstone steps & walkway
- Exterior lighting

FOYER

- Skylight
- Ceramic tile flooring
- Coat closet
- Mirrored accent wall

LIVING ROOM

- Open concept
- Double French door entry
- Hardwood flooring
- Mirrored accent wall
- Overlooks front garden
- Custom shades

DINING ROOM

- Hardwood flooring
- Overlooks front garden
- Custom shades

KITCHEN

- French door entry
- Eat-in breakfast nook
- Ceramic tile flooring
- Quartz countertops
- Glass tile backsplash
- California style shutters
- Stainless-steel inlay double sink
- LG built-in stainless-steel microwave ‘17
- GE Profile five burner stainless-steel gas ‘17
- Bosch built-in stainless-steel dishwasher
- LG stainless-steel double door bottom mount fridge ‘17

UPPER LEVEL

- Linen closet
- Hardwood flooring

PRIMARY BEDROOM

- Hardwood flooring
- Overlooks backyard
- Wall-to-wall sliding doors with access to two walk-in closets with built-in wire shelving and access to attic

4 PIECE ENSUITE BATHROOM

- Porcelain tile flooring
- Built-in mirrored storage cabinet
- Deep soaker tub
- Marble tub surround with marble & porcelain inlay
- Overlooks front garden

BEDROOM

- Hardwood flooring
- Closet
- Custom shades

BEDROOM

- Hardwood flooring
- Overlooks backyard
- Two floating shelves
- Sliding barn door access to oversized closet
- Custom shades

GROUND LEVEL

FAMILY ROOM

- Sliding door walk-out to pool & patio
- Hardwood flooring
- Wood burning fireplace with stone surround
- Large walk-in storage closet

BEDROOM/OFFICE

- Paneled
- Custom blackout shades
- Hardwood flooring
- Crown moulding

2 PIECE POWDER ROOM

- Large custom vanity with inlay sink, stone counter & built-in storage

LOWER LEVEL

RECREATION ROOM

- Engineered hardwood flooring
- Pot lights
- Large floating shelving unit
- Two small floating shelving units
- Double door storage cubby
- Access to roughed-in bathroom with sliding barn door entrance

LAUNDRY ROOM

- Access to large Crawl Space
- Above-grade window
- One metal shelving unit
- LG front loading washer & dryer
- Hot water tank (rental)
- Walk-in cedar closet
- Large walk-in closet

BACKYARD

- In-ground pool with stone water feature ‘as is’
- Pool safety cover
- Pool pump ‘20
- Pool filter ‘20
- Pool heater ‘20
- Hot tub ‘as is’
- Interlocking patio
- Two storage bins
- Fenced yard
- Outdoor shower
- Pergola over pool pump & heater
- Air conditioner
- Rubbermaid storage container

CABANA

- Private Cedar change room
- Built-in TV
- Built-in wall air conditioning unit
- Fully insulated with electricity (wifi signal can reach from the house without any problem & could be easily converted to a home office)

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
- Parkwoods Village Shops
- DVP, Highway 401, Don Mills subway & soon to be LRT

LOCAL SCHOOLS

Toronto District School Board
www.tdsb.on.ca, 416-397-3000

•Ranchdale Public School
60 Ranchdale Cres., 416-395-2800

•Milne Valley Middle School
100 Underhill Dr. 416-395-2700

•Victoria Park Collegiate Institute
15 Wallingford Rd. 416-395-3310

French Immersion

•Broadlands Public School
106 Broadlands Blvd. 416-395-2090

•Cassandra Public School
45 Cassandra Blvd, 416-395-2150

Toronto Catholic District School Board
www.tcdsb.org, 416-512-3411

•Senator O'Connor College School
60 Rowena Drive, 416-393-5505

•Annunciation
65 Avonwick Gate, 416-393-5299

•Our Lady of Wisdom
10 Japonica Rd., 416-393-5273

•St. Bonaventure
1340 Leslie St., 416-393-5263

Toronto Private Schools
www.ourkids.net/toronto-private-schools.php

•Crestwood Preparatory College
217 Brookbanks Drive, 416-391-1441

•La Citadelle International Academy of Arts and Science
36 Scarsdale Road, 416-385-9685

•Bayview Glen JK
275 Duncan Mill Road, 416-443-1030

•Crescent School
2365 Bayview Avenue, 416-449-2556

•Toronto French School
306 Lawrence Avenue E., 416-484-6533

•Havergal College
1451 Avenue Road, 416-483-3843