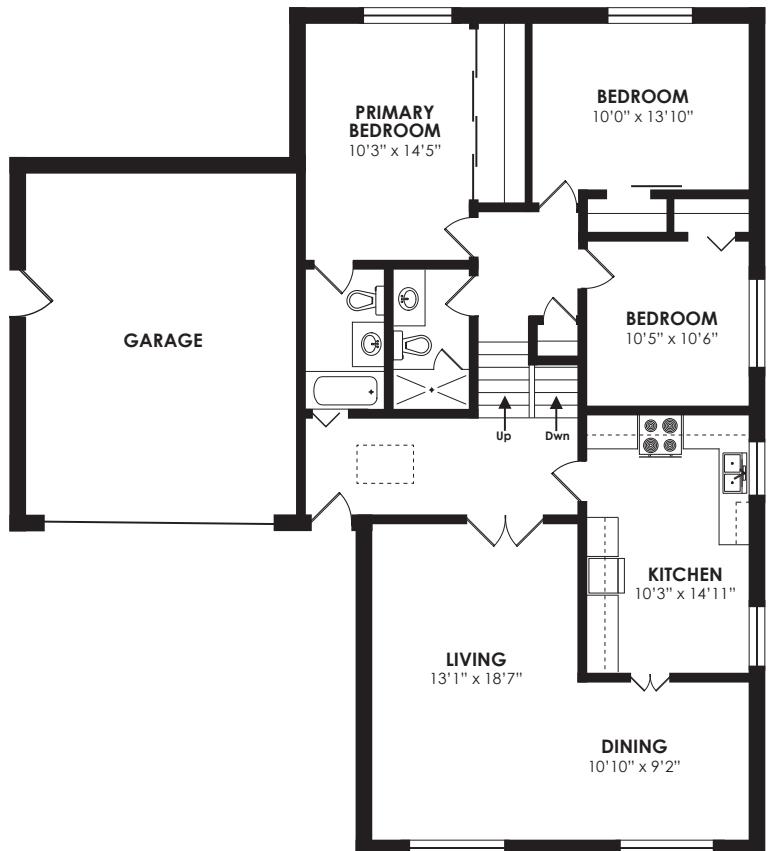


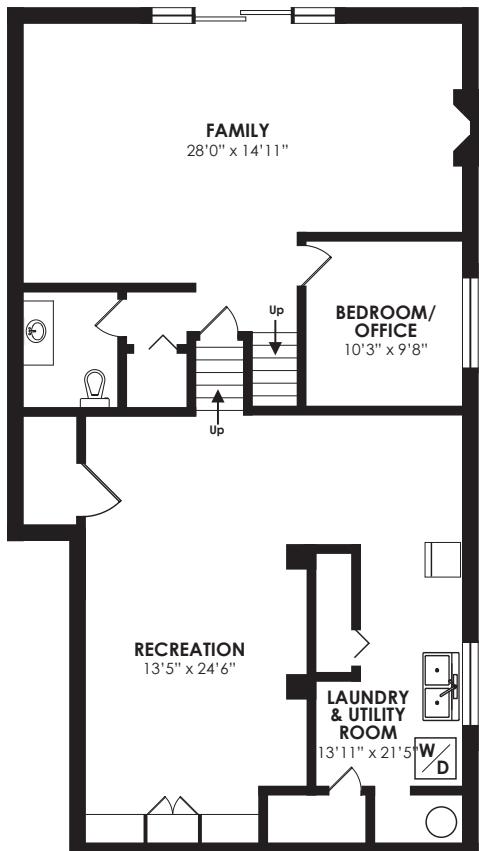
WELCOME TO

# 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



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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.38Hatherton.com](http://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**

- Panelled
- 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
- Donalds 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](http://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](http://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](http://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

**Haigdon College**

1451 Avenue Road, 416-483-3843