

THE MILLS TEAM

is proud to present

509 SUNDOWN
CRESCENT



509Sundown.com



WELCOME HOME

Don't let the SUN go DOWN on this spectacular property without viewing it!

Situated on huge pie-shaped lot, .21 of an acre, this spacious home with 4,180 sq ft of living space, is not to be missed! Beautifully renovated & meticulously maintained by the original owner with all of today's desired features & upgrades. Renovated eat-in kitchen with French door walk-out to huge deck overlooking the resort-like backyard. Looking for a lot to build a pool or pickle ball court, this is the one! Gorgeous hardwood floors on the main floor & big family room with fireplace. 4 + 1 large bedrooms, 3 updated bathrooms, beautiful new windows, flooring, & updated mechanics. The primary bedroom is a special retreat with ensuite, large walk-in closet & a relaxing seating area! Professionally finished basement with 5th bedroom/office, & plenty of storage space.

Parking easily for 4 cars in the driveway, plus a double car garage with direct access into the house. Located in a fabulous, family friendly neighbourhood, close to excellent schools, shopping, amenities, Rec Centre, waterfront trail, Rouge Forest, transit/GO, & Hwy's 401 & 407.

RENOVATIONS & IMPROVEMENTS:

INTERIOR

- New hardwood flooring - main floor (2017)
- New vinyl plank flooring - upstairs bedrooms (2023)
- New carpeting on spiral stairs, halls & office (2023)
- Professionally painted interior
- Upgraded ensuite master bath, guest bath & powder room (2015, 2017)
- Complete kitchen renovation (2017)
- Basement finished (1996)

EXTERIOR

- Re-paved driveway (2020)
- Eavestrough replacement (2020)
- Deck re-surfaced (2020)
- Roof re-shingled (2016)

OTHER

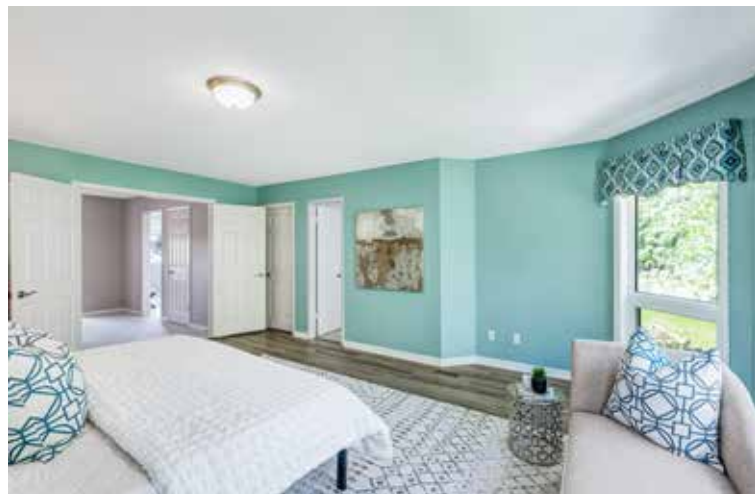
- Waterproofing on north side of basement in furnace/work room (2021) - Crawford & Sons, guaranteed for 10 years
- New Furnace (2021)
- New Central Air Conditioner (2021)
- Complete window replacement (2018)



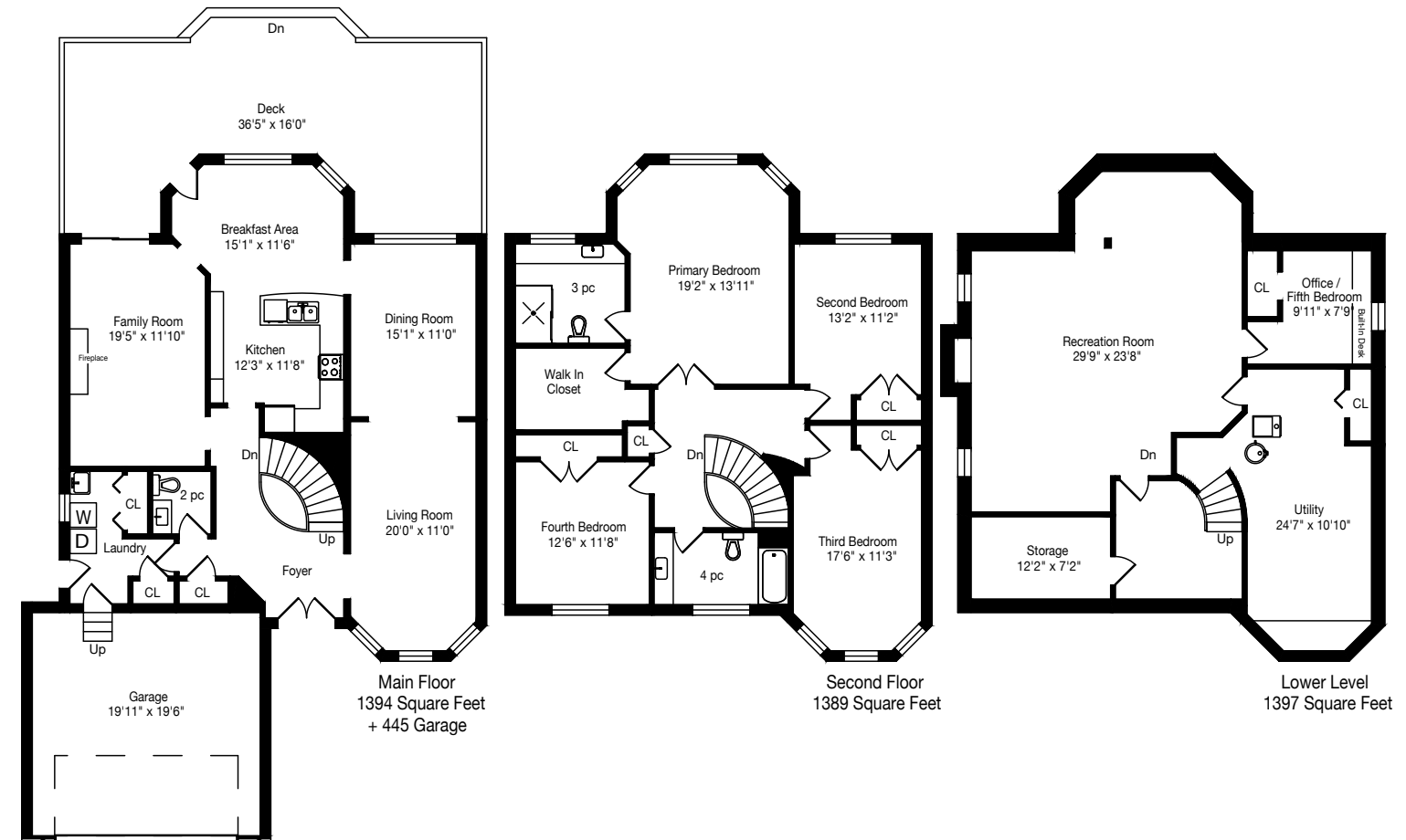
ADDITIONAL INFO

- Taxes:** \$6,949.49 (Annual in 2023)
- Lot Size:** 28.95 ft frontage and 132.83 ft depth (Irregular Pie shaped lot - as per Geo Warehouse)
- Square Footage:** 2,783 sq ft as per floor plan
- Possession:** 60 days/to be arranged
- Parking:** Attached double car garage plus private driveway with parking for 4 cars
- Utility Costs:** *Electricity:* Approx \$82.66/month (2022)
Gas: Approx \$98.05/month (2022)
Water/Waste: \$50.64/month (2022/2023)
- Heating:** Forced air gas furnace and central air conditioner
- Inclusions:** Refrigerator (Amana), Stove (Whirlpool), Built-in Microwave (Samsung), Dishwasher (Maytag), Washer (Whirlpool), Dryer (Kenmore), Basement Fridge (Beaumarck - as is condition), All Parts of Furnace and Central Air Conditioner, All Parts of Central Vacuum & Equipment, Hot Water Tank, All built-in and attached Shelving, All Electric Light Fixtures (except where excluded below), All Window Coverings, Garage Opener and Remote, Firewood in Yard, Satellite Dish
- Exclusions:** Workbenches (basement), Upright Deep Freezer (Frigidaire), Dining Room and Kitchen Light Fixtures
- Rental Equipment:** None

A Home Inspection Report dated May 26th, 2023 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion



ANIMALS SEEN IN SUNDOWN BACK YARD OVER THE YEARS



COMMUNITY SCHOOLS

Durham District School Board 905-666-5500

www.ddsb.ca

JK-8 Altona Forest P.S. 905-839-9900

405 Woodsmere Cres

9-12 Dunbarton High School 905-839-1125

655 Sheppard Ave

French Immersion Programs

1-8 Frenchman's Bay P.S. 905-839-1131

920 Oklahoma Drive

9-12 Dunbarton High School 905-839-1125

655 Sheppard Ave

Durham Catholic District School Board 905-576-6150

www.dcdsb.ca

JK-8 St. Elizabeth Selton Catholic School 905-839-0005

490 Strouds Lane

9-12 St. Mary's Catholic Secondary School 905-420-7166

1918 Whites Road

French Immersion Programs

1-8 St. Monica Catholic School 905-509-6691

275 Twyn Rivers Drive

9-12 St. Mary's Catholic Secondary School 905-420-7166

1918 Whites Road

French School

K-12 Ecole Ronald-Marion 905-683-9730

2235 Brock Road





THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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