

A Marriage of Style & Sophistication ... 3269 Credit View Dr. Welcomes You.

Impressively Landscaped with Perennial Gardens, 3269 is the essence of Tranquil Living that will cater to your Lifestyle for years to come ... with Timeless & Elegant features. Pristine attention has been given to every Detail ... this home is perfect for the Buyer looking for the "right" place to call HOME!

Custom Designed By Anderson Balfour, this Well-Appointed & Stylishly Designed, Entertainer's Kitchen, offers clean sophisticated lines with Cabinetry & a functional Peninsula to comfortably sit 5 ... while overlooking Family Room & private Backyard with a Private Deck & Mature Trees. Enjoy magical time, inside or out!

Exclusive neighborhood of Credit Woodlands ... location is sought after for the prestigious Schools, proximity to Hwys; Public Transit; GO Train; Parks; Shopping & more.

Thank You for Visiting 3269 Credit View Dr.

Total Space: Over **3,260 Sq. Ft.** *(per PLANiT Measuring)*

Above Grade: **2300 Sq. Ft.** *(per PLANiT Measuring)*

Lot Size: **60.96 ft x 125.97 ft x 70.04 ft (rear) x 117.36 ft** *(per GeoWarehouse)*

An Ideal location! ... 3269 Credit View is conveniently close to:

- Great Schools
- Parks & Community Centre
- Accessible Public Transit
- Go Train (Erindale GO) is minutes away
- Shopping Malls (Erin Mills Town Centre, Square One & More)
- Credit Valley Hospital
- Highways (403/407/QEW & a short distance to 401)

Convenience Plus! Making this neighborhood the perfect area to call Home!

Take the first step into your new home!

- Exterior: Brick with Cedar Siding
 - Stone Accent
- Attached 2-Car Garage
 - Private Double Driveway
- Roof *(2008)*
 - 40-year Architectural Shingles
 - Eavestroughs & Gutter's with Filters

Come on over before it's too late!

Take time to admire the Unique Features within every room as they are sure to have something to offer. Enjoy your visit!

****MAIN LEVEL****

FOYER

- Entry: Double Door by Arcana Doors *(2015)*
 - Decorative Full Glass Inlay
- Staircase:
 - Wood Railing with Glass Inserts *(2018)*
- Floor:
 - Porcelain 12 x 24 *(2017)*

Finishing Touches:

- Updated: Trim, Modern Baseboards, Casings *(2015)*
 - Light Fixtures: Decorative Overhead
-

LIVING ROOM / DINING ROOM - COMBINED

Exudes Timeless Elegance ... Great space to receive & welcome your guests.

- Windows: One (1)
 - Bow

Finishing Touches:

- Crown Molding
 - Floor: Hardwood
 - Vintage Wire Brushed Oak Floor *(2015)*
 - Step Bevel Baseboards & Matching Casing *(2015)*
-

KITCHEN

The Kitchen is the heart of the home. Make your favourite meals that fuel your mind & body in this glorious space.

- “Custom” Kitchen – Renovated in 2015 *(By Anderson Balfour Design)*
- Windows : Two (2) *(2015)*
 - o Awning
- Misc:
 - o Cabinets, Drawers ... Chic & Modern
 - o Maple & White
 - o Slow-Closing
 - o Some with Glass Front *(Light Inside)*
 - o Under Cabinet Lighting
 - o Pot Drawers
 - o Garbage Drawer
 - o Pantry Cabinet
 - o Counter Top: Quartz
 - o Sink: 1 ½ (Under Mount) Stainless Steel
 - o Brizo Belo Taps
 - o Backsplash:
 - o Subway Tile with Enclave
 - o Glass Feature Accent by Sink
 - o Oversized Breakfast Bar
 - o Quartz Countertop
 - o Under Counter Storage
 - o With Room to Seat up to 5
- **Kitchen Appliances: *(Stainless Steel)***
 - o Fridge: Samsung 3 Door *(2015)*
 - o Water & Ice Dispenser
 - o Stove / Oven: Samsung Chef Series Flat Top *(2015)*
 - o Induction / Convection
 - o Double Oven
 - o Dishwasher: Bosch
 - o Bosch Microwave / Speed Oven
 - o Counter Height
 - o Can Bake & Use as Regular Oven
 - o Sirius Range Hood
 - o Elegantly Encased in custom Maple Cabinetry

Finishing Touches:

- Floor: Porcelain 24 x 24 *(2017)*
 - Midgely Cross Cut Travertine
 - Lighting:
 - o Pot Lights
 - o Hanging Decorative Light (1) – Over Breakfast Bar
-

BREAKFAST AREA

Start your mornings with a hearty meal or a simple coffee... in the comfy Breakfast Area.

- Windows : One(1) *(2015)*
 - o Oversized Awning
- Walk Out to Upper Deck
 - o Phantom Screen Door *(2015)*
- Open Concept:
 - o Kitchen
 - o Overlooking Family Room / Fireplace
- Cabinets With Mirrored Front Doors
 - o 6 Shelves
 - o Wine Rack
- Railing..... Wood Railing with Glass Inserts by Bolton Railings
 - o Overlooking Family Room

Finishing Touches:

- Lighting: Decorative Flushmount
- Floor: Porcelain 24 x 24 *(2017)*
 - Midgely Cross Cut Travertine

FAMILY ROOM

Spend quality time with the entire family in this warm & comforting Family Room.

- Walk-out to Raised Deck
 - o Anderson Oak French Double Doors *(2009)*
- Fireplace: Gas
 - o Stone Accent

Finishing Touches:

- Wall Sconces *(2009)*
 - Pot Lights *(2009)*
 - High Baseboards
 - Floor: Oak Hardwood *(Refinished 2017)*
-

OFFICE / DEN

Looking for a Home Office? You got it! ...a Quiet & Private space to get the job done!

- Window
 - o Drapes, Hardware Finals
 - o Overlooks Front Yard
- Closet
- ½ Wall Wainscoting and Chair Rail

Finishing Touches:

- Light Fixture: Pot Lights
 - Floor: Oak Hardwood (*Refinished 2017*)
-

POWDER ROOM 2-PIECE

Simple yet classy ...

- Renovated 2010
- Window
 - o Custom Valance & Hardware
- Vanity (*2010*)
 - o Integrated Sink/ Counter Top
- Toilet: Low-Flow (*2010*)

Finishing Touches:

- Floor: Porcelain (*2010*)
 - Decorative Mirror with Wood Shelf
 - Light Fixture: Wall Sconces
-

LAUNDRY ROOM

- Renovated 2013
- Access to:
 - o Back Yard
 - o Phantom Screen Door
- Floor
 - o Ceramic 8 x 8

- Built in Cabinets
 - o Soft Close
 - o Extra Deep to Accommodate Laundry Basket
 - Sink
 - o Deep, Dual Bowl, Stainless Steel
 - Backsplash
 - o Mosaic Tiles
 - Lighting : Decorative Flushmount

 - Appliances:
 - o Clothes Washer: LG - Front Load, Graphite (2014)
 - o Clothes Dryer: LG – Graphite (2014)
 - Misc:
 - o Closet with Organizers
-

GARAGE

- Garage: Attached Double Car
 - o Shelving
 - Misc:
 - o Garage Doors: One (1)
 - o Garage Door Openers: One (1) (08)
 - o Existing Remote Controls: Three (3)
 - o Key Pad on Garage Door Frame

 - Driveway: Private Double
 - o 6 Car Capacity
-

BACKYARD

Quaint Tranquility.....Plus! Amazing Space for those Summer BBQ's!

- Fenced Yard
- Deck: Two (2) Tiered
 - o Raised Deck
 - 12 x 18
 - o Ground Level Cornea
 - 12 x 12
 - With Electricity
 - Gazebo
- Lawn Sprinkler – Waterworks Irrigation & Illumination Inc. (2007)

- Front – 10 Heads
 - Back – 9 Heads
 - Outdoor Lighting (2010)
 - Garden Shed
 - On Wood Base
 - With Electricity
-

****UPPER LEVEL****

MASTER BEDROOM

Take a well-deserved break from your busy schedule in your Master Retreat.

- Windows:
 - Drapes, Shears, Rod & Finials
- Closet: Door Access to ...
 - Walk in Closet
 - Closet Organizer – California Closets
 - Decorative Chandelier Lighting

Finishing Touches:

- Floor: Vintage Wire Brushed Oak (2014)
 - Step Bevel Baseboard
 - Upgraded Casings & Molding
-

MASTER ENSUITE – 3-PC

Relaxing Ensuite provides you the Space & Convenience for all of your Everyday Needs.

Features:

- Renovated in 2013
- Vanity:
 - Wall Mounted Taps & Faucet
 - Counter Top: Quartz Molded All in One
 - Custom Cabinets by Signature Custom Inc
 - Deep Drawer for Oversized Items
- Shower: Glass Enclosed
 - Floating Bench
 - In Shower Lighting: Pot Lights
 - Dual Shower Head
 - Rain Forest
 - Adjustable Hand Held

- Toilet: Dual Flush – “Toto”

Finishing Touches:

- Floor: Travertine 18 x 36, Heated
 - Decorative Mirror
 - Wall Sconces
-

2nd, 3rd & 4th BEDROOMS

Continue admiring this home when entering the Second, Third & Fourth Bedrooms. These Bedrooms are ideal for a Nursery, Child, Teen or a room to suit your needs!

BEDROOM 2

Features:

- Window
 - o Overlooks Front Yard
 - o Drapes, Shears, Rod & Finials
- Misc.:
 - o Closet: Double Door
 - Light Inside

Finishing Touches:

- Floor: Vintage Wire Brushed Oak
 - Lighting: Sconce where attached
 - Step Bevel Baseboard
 - Upgraded Casings & Molding
 - Attached Full Length Mirror
-

BEDROOM 3

Third Bedroom ideal for a Nanny Suite, Teen Suite, In-Law Suite.

Features:

- Window
 - o Drapes, Shears, Rod & Finals
 - o Overlooks Back Yard
- Misc.:
 - o Closet: Single
 - o Attic Access – Could be used for Storage

Finishing Touches:

- Floor: Vintage Wire Brushed Oak
 - Lighting: Sconce where attached
 - Step Bevel Baseboard
 - Upgraded Casings & Molding
 - Attached Full Length Mirror
-

BEDROOM 4

Fourth Bedroom to accommodate your overnight guests.....

Features:

- Window
 - o Overlooks Back Yard
 - o Shears, Rod and Finials
- Misc:
 - o Closet: Double Door
 - Closet Organizer

Finishing Touches:

- Floor: Vintage Wire Brushed Oak
 - Lighting: Sconce where attached
 - Step Bevel Baseboard
 - Upgraded Casings & Molding
 - Attached Full Length Mirror
-

MAIN BATH - 4-PC

Renovated in 2011, Quality and... Convenience Plus!!

Features:

- Window: Enlarged (2010)
 - By Pella Windows
- Vanity by Vanic Maronyx
 - o All in One Molded Sink
 - o Wall to Wall
 - o Wood Veneer Drawers
 - o Frosted Glass Front on Upper Cabinets
- Tub
 - o Soaker
 - o Tile Surround

- Toilet
- Toilet
 - “Toto” One Piece
 - Low Flow

Finishing Touches:

- Floor: Porcelain 12 x 24
 - Pot Lights above Sink
 - Solar Tube (2008)
-

****FINISHED LOWER LEVEL****

Another remarkable area of this home is the Lower Level. Entertain in Style or Unwind after a hectic day!

RECREATION ROOM

Features:

- Fireplace: Wood (2007)
 - Stone Surround
- Wall Mounted Open Shelving
- Wired for Video & Surround Sound

Finishing Touches:

- Floor: Engineered Hickory Aspenwood (2018)
 - Light Fixtures:
 - Pot Lights
 - Step Bevel Baseboard
-

OTHER FEATURES

- Storage Room
 - Wall Mounted Shelving
- Cold Room
 - Shelving

Some additional Extras of 3269 Credit Heights include:

INCLUSIONS:

- All **Existing:**
 - Attached Electrical Light Fixtures
 - Pot Lights, Wall Sconces, Decorative & Overhead Lights where existing
 - Window Coverings & Attachments
 - Drapes, Shears, Hardware & Finials where applicable
 - Decorative Mirrors
 - In Bedrooms and Bathrooms Only
- Kitchen Appliances:
 - Fridge: Samsung 3 Door S/S (2015)
 - Water & Ice Function
 - Stove: Samsung Chef Series Flat Top (2015)
 - Induction / Convection
 - Range Hood: Sirius (2015)
 - Encased in Custom Maple Cabinetry
 - Dishwasher: Bosch (2015)
 - Microwave / Speed Oven: Bosch (2015)
- Laundry Appliances:
 - Clothes Washer: LG Front Load (2014)
 - Clothes Dryer: LG Front Load (2014)
- Shelves in Cold Room
- Garage: Shelving & Cabinets

EXCLUSIONS:

- Safe
- Deep Freeze
- Samsung Fridge in Lower Level

NOTES

Major Components

- Furnace: (2018 - Owned)
- Central Air Conditioner: (1995 - Owned)

- Hot Water Tank: Navien Tankless (2010- Owned)
- Roof (2008)
 - o 40-year Architectural Shingles
 - New Sheathing & Boards
 - o Smart Gutters w/Filters (2008)
- Windows: (Most 1999, Kitchen 2015, Main Bathroom 2010))
- Central Vacuum: Electrolux (2016)
 - o All Accessories Included
- Sprinkler System (2007)
 - o 19 Heads
 - o 10 Front Yard & 9 Back Yard
- Electrical Panel : Upgraded to 200 Amp Service (2013)

All information contained herein has been supplied by the Vendor to the best of his/her knowledge & other sources deemed reliable & while deemed accurate is NOT guaranteed. All measurements are approximate. No guarantees are provided or warranted on the information given.