

Quiet Refinement Awaits You at 3481 Marmac Crescent.!

Just Listed.... This remarkable 4+1 Bedroom, 4 Bath detached Family Home is located in Erin Mills South West.... on a quiet Crescent, just steps away from Great Schools & Parks!!

Spectacular & Spacious home boasting updates to delight with an inviting & spacious Kitchen & Breakfast Area that includes a walk-out to a Pergola covered DeckA Peaceful & Quiet setting await in this fully fenced Backyard Retreat.

Generously sized Bedrooms are awaiting.....the Master Bedroom offers a Spa like 3 piece Ensuite along with ample storage....double closets, one is a Walk-In. With room to grow...enjoy the 5th Bedroom and 2 Piece Bath on the Lower Level.

Thank You for Visiting 3481 Marmac Cres!

Total Space: Over **4,130 Sq. Ft.** *(per PLANiT Measuring)*

1st & 2nd Floors: **2709 Sq. Ft.** *(per PLANiT Measuring)*

Lot Size: **45.93 x 114.83 Ft.** *(per GeoWarehouse)*

An Ideal location! ... 3481 Marmac Crescent is conveniently close to:

- Great Schools
- Parks
- Accessible Public Transit
- Go Train (Clarkson GO) is minutes away
- Shopping Malls (Erin Mills Town Centre, Square One & More)
- Credit Valley Hospital
- Highways (403/407/QEW and 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
- Concrete Walkway & Front Steps
- Attached 2 Car Garage w/ Double Paved Driveway

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

- Single Front Door ... Decorative:
 - o Full Glass Inlay
 - o Full Glass Inserts on Each Side of Door
- Coat Closet – Double Bi- Fold Doors
- Staircase from Main to 2nd Level
 - o Wood

Finishing Touches:

- Crown Molding
 - Light Fixtures:
 - o Flush mount Overhead
 - Floors:
 - o Porcelain
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LIVING ROOM

Exudes Timeless Elegance a great space to receive & welcome your guests.

- Window: Two (2)
 - o Overlooks Front Yard
- French Door
 - o Double
 - o Beveled Glass

Finishing Touches:

- Floor: Hardwood – Maple (2014)
 - Lighting : Pot Lights
 - Crown Molding
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DINING ROOM

Combined with Living Room... Bright and Airy!

- Windows:
 - o Overlooks Backyard
- French Door
 - o Beveled Glass

Finishing Touches:

- Floors: Hardwood – Maple (2014)
- Light: Decorative Hanging *(included)*
 - Pot Lights
- Crown Molding

FAMILY ROOM

Warm & Cozy!!

- Sliding Patio Doors w/Walk-Out to deck
- Fireplace: Wood Burning
 - o Brick Surround
- French Door
 - o Double
 - o Beveled Glass

Finishing Touches:

- Floors: Hardwood (2008)
- Pot Lights
- Misc:
 - o Crown Molding
 - o Chair Rail

KITCHEN

The Kitchen is the heart of the home. Make your favourite meals that fuel your mind & body in this glorious space. Renovated 2014....

- Open Concept with Breakfast Area

- Cabinets /Drawers
 - o Slow Closing
 - o Pot Drawers
 - o Cabinet Pantry
 - o Under Cabinet Lighting
- Misc:
 - o Counter Top: Granite
 - Double; Extra Deep Under Mount Sink

Kitchen Appliances: (Stainless Steel) *(2014)*

- o Fridge: Samsung 3 Door with Ice & Water Feature
- o Stove: GE Profile Electric Flat Top
- o Microwave : GE Built-In
- o Dishwasher: Bosch

Finishing Touches:

- Floor: Hardwood *(2014)*
 - Lights:
 - o Pot Lights
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BREAKFAST AREA

Serene views overlooking the Private Backyard....

- Windows: Two (2)
 - o Roller Shades
- Sliding Patio Doors
 - o Walk out to Deck
 - o Vertical Blinds & Hardware

Finishing Touches:

- Floor: Hardwood *(2014)*
 - Lights:
 - o Pot Lights
 - o Ceiling Fan with Lights
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POWDER ROOM 2-PIECE - Updated 2008

- Vanity:
 - o Granite Countertop
 - o Undermount Sink
- Toilet : Low Flow

Finishing Touches:

- Floor: Porcelain
 - Decorative:
 - o Mirror & Overhead Light
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LAUNDRY ROOM

Finishing Touches:

- Window
 - o Blinds
 - Door to Garage & Side Yard
 - Built In Cabinets & Shelving
 - Sink: All In One with Storage Cabinet
 - Misc.:
 - o Floors: Porcelain

 - **Appliances:**
 - o Clothes Washer: LG FL (2012)
 - o Clothes Dryer: LG Steam (2017)
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GARAGE

- Garage Door: 2 Car Garage
- Garage Door Opener: One (1)
- Remote Controls: Two (2) Exist
 - o Keypad Entry
- Misc:
 - o Built In Cabinets

BACKYARD

Perfect Back Yard Retreat!!

Features:

- Private Fenced Yard ...
 - o Mature Trees
 - o Garden Shed
 - Deck
 - o Access from Breakfast Area & Family Room
 - o Privacy Screening: Wooden
 - o Pergola
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****SECOND LEVEL****

MASTER BEDROOM

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

- Windows: Two
 - o Blinds & Hardware
- Closet: His & Hers
 - o One Mirrored Sliding w/ Built in Organizers
 - o One Walk In w/ Built In Organizers

Finishing Touches:

- Floor: Broadloom *(2018)*
 - Light: Decorative Overhead
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MASTER ENSUITE - 3-PIECE

Renovated in 2012, this Luxurious Ensuite provides you the Space & Convenience for all of your Everyday Needs.

Features:

- Window: Two (2)
 - o Bay Window
 - Overlooking Back Yard
 - o Glass Block
 - In Shower Window
- Vanity:
 - o Counter Top: Granite
 - o Sink: Undermount
 - o Slow Close Drawers
- Shower:
 - o Walk – In
 - o Surround : Travertine Walls to Ceiling
 - o Floor: Granite
 - o Rainforest Showerhead
 - o Glass Enclosed
- Toilet:
 - o 'Toto' – Low Flow

Finishing Touches:

- Make Up Table
 - o Drawers
- Floor:
 - o Granite: Heated
- Lighting
 - o Pot Lights
 - o Wall Sconces

2nd & 3rd BEDROOMS

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

BEDROOM 2 & 3

Features:

- Windows:
 - o Drapes, Finial & Hardware (*Bdrm 2*)
- Closet:
 - o Single Door

Finishing Touches:

- Floors: Broadloom (*2018*)
 - Light: Decorative Overhead
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4th Bedroom

Features:

- Window
- Closet: Double Doors

Finishing Touches:

- Floors: Broadloom (*2018*)
- Light: Decorative Overhead

SECOND FLOOR – MAIN 4-PIECE BATH

Oh & don't forget your 4 Piece Bath located on the 2nd Level.

Features:

- Window:
 - o Textured Glass for Privacy
- Vanity: (*2017*)
 - o Counter Top: Marble
 - o Undermount Sink
- Bath Tub / Shower
- Toilet: (*2011*)
 - o Low Flow

Finishing Touches:

- Floor:
 - o Ceramic
- Misc:
 - o Lights above Vanity

- Ceramic Tile ½ wall to Ceramic Chair Rail
 - Decorative Mirror
 - Crown Molding
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****FINISHED LOWER LEVEL****

Another remarkable area of this home is the Lower Level. Unwind after a hectic day!
Plenty of storage...

RECREATION AREA

Features:

- Windows: Two (2)
 - Lights:
 - Overhead
 - Floor: Broadloom (2018)
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Workshop / Office

Features:

- Window: One
 - Built in Cabinets
 - Built in Tool Bench

 - Misc:
 - Lighting:
 - Track Lighting
 - Overhead Lighting
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2 Piece Bath

Features:

- Window: One
- Toilet
- Pedestal Sink

Misc:

- Medicine Cabinet Over Toilet
- Lighting:
 - o Above Medicine Cabinet
 - o Overhead

Other Features

- Bi Fold Door Entry to Furnace Room
 - Storage Areas: Two (2)
 - o One with Built In and access to Cold Cellar
 - o Lighting: Overhead
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Some additional Extras of 3481 Marmac Cres. include:

INCLUSIONS:

- All Existing:
 - o Attached Electrical Light Fixtures
 - o Pot Lights, Ceiling Fan with lights Decorative & Overhead Lights where existing
 - o Window Coverings & Attachments where existing
 - o Blinds, Sheers Hardware & Finials where applicable
- Decorative Mirrors
 - o In Bathrooms Only
- Kitchen Appliances:(*Stainless Steel*)
 - o Fridge: Samsung 3-Door w/Ice & Water Feature (2013)
 - o Stove: GE Flat Top (2013)
 - o Dishwasher: Bosch Built-In (2013)
 - o Microwave: GE Built-In (2013)
- Laundry Appliances:
 - o Clothes Washer: LG Front Load (2012)
 - o Clothes Dryer: LG Steam (2017)
 - o LG Pedestals (2)
- Lower Level Appliances: GE 2 Door Fridge (2009)
- Hardwired for Network (Patch Bay RJ – 50):

- All 2nd Level Bedrooms/Kitchen/ Dining; Lower Level – Recreation Room/Office)
- Misc
 - Garage Door Opener (1) w/ Existing Remotes (2)
 - Shelving in Garage & Storage Room
 - Garden Shed

EXCLUSIONS:

- Fountain & Accessories/Equipment in Backyard
- Basement Shelves in Office

NOTES

Major Components

- Furnace: (2008 - Owned)
- Central Air Conditioner: (Owned)
- Hot Water Tank: (Rental)
- Roof: (2009)
- Windows: (Living/Laundry/& Most Upper Level 2007; 3pc EnSuite-Bay 2011/Glass Block 2012; Dining & Most Lower Level 2017; Bsmt Bdrm - Egress Window 2001)

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.