

Privacy in the City!!

This Impressive 4 Bedroom, 4 Bath home is located in sought after Erin Mills South West with a fabulous Floor Plan.

A true gem offering 3 Baths on the 2nd Level - a relaxing Master Ensuite, 4pc Jack & Jill & 4pc Semi Ensuite.

Separate Entrance to Lower Level with 2 Staircases. Partially Finished with rough in Bath, Office & Plenty of Storage ... build your dreams in this wonderful home!

Living Space: Over **4,000 Sq. Ft.** *(per PLANiT Measuring)*

1st & 2nd Floors: **2,749 Sq. Ft.** *(per PLANiT Measuring)*

Lot Size: **49.87 x 124.54 Ft.** *(per GeoWarehouse)*

An Ideal location! ... 3565 Colonial Drive 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..!

- Brick Exterior
- New Roof (2008)
- Poured Concrete Front Steps

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 Door Entry (2008)
 - o Partial Glass Inlay

- Side Glass Panels
- Coat Closet: Single Door
- Storage Closet in Hallway
 - Double Doors
 - Shelving
- Staircase from Main to 2nd Level
 - Broadloom *(2017)*

Finishing Touches:

- Floor: Ceramic
 - Light Fixture: Decorative Hanging
 - Freshly Painted *(2017)*
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LIVING ROOM

Great space to receive and welcome Friends & Family.

Some great features about this room:

- Combined with Dining Room
- Window: *(2008)*
 - Blinds
 - Overlooks Front Yard

Finishing Touches:

- Floor: Hardwood *(2017)*
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DINING ROOM

Take pride in hosting those dinner parties and special occasions ...

- Window: *(2008)*
 - Blinds

Finishing Touches:

- Light Fixture: Decorative Overhead *(Included)*
 - Floor: Hardwood *(2017)*
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KITCHEN

The Kitchen is the heart of the home. Make your favourite meals that fuel your mind and body in this “Family Size” Gourmet Kitchen.

- **Cabinets & Drawers ... Plenty of Storage!**
- **Misc:**
 - Window above Sink
 - Pot Light above Window
 - Lazy Susan, Pantry
 - Sink: Double Sinks
 - Laminate Counters (2016)
 - Glass Backsplash (2016)
- **Kitchen Appliances: Stainless Steel**
 - Fridge: Samsung 3 Door w/ Water & Ice Feature (2017)
 - Stove: Samsung Flat Top Stove & Oven (2017)
 - Dishwasher: Frigidaire

Finishing Touches:

- Floors: Ceramic
 - Light Fixture: Overhead
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BREAKFAST AREA

Start your mornings with a hearty meal with the family in your Breakfast Area.

- Combined with Kitchen
- Walk-out Private Backyard
 - Sliding Patio Door

Finishing Touches:

- Light Fixture: Overhead
 - Floors: Ceramic
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FAMILY ROOM

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

- Window:
 - o Valance w/ Hardware
- Fireplace:
 - o Gas
- French Door Entrance from Breakfast Area

Finishing Touches:

- Floor: Hardwood (2017)
 - Light:
 - o Overhead
 - Crown Molding
 - Chair Rail
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POWDER ROOM 2-PIECE

- Updated (2017)
- Vanity w/ White Bowl Sink
- Floors: Ceramic
- Toilet: WaterRidge Dual Flush (2017)

Finishing Touches:

- Decorative:
 - o Light Fixture
 - o Mirror
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LAUNDRY ROOM

- 2nd Staircase to Lower level
- Door Access to:
 - o Garage & Side Yard
- Misc:
 - o Wire Shelving
 - o Light Fixture: Track
 - o Sink
- Laundry Appliances:
 - o Samsung FL Washer (2018)
 - o Samsung Dryer (2017)

GARAGE

- Garage: Attached 2 Car
- Misc.:
 - o Garage Doors: Two (2) *(2008)*
 - o Garage Door Opener: One (1)
 - o Remote Controls: One (1) Existing

- Driveway: Private Double

BACKYARD

Enjoy quiet family times in your Private Backyard ... No Homes Behind!!

Private Yard ...

- Spacious 2 Tier Deck
- Access from Breakfast Area
- Privacy in the City! No Homes Behind!!!

****SECOND LEVEL****

MASTER BEDROOM

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

- Windows: Two (2) *(2008)*
 - o Blinds
- Closet:
 - o Walk-in

Finishing Touches:

- Floor:
 - o Broadloom *(2017)*
- Light Fixtures:

- Overhead
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MASTER ENSUITE – 5-PIECE

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

- Vanity:
 - Double Sinks
 - Cabinets & Drawers
 - Laminate Counter Top
- Window:
 - Blinds
- Separate Shower
 - Ceramic
- Soaker Tub w/ Jets

Finishing Touches:

- Floor: Ceramic
 - Lighting:
 - Track
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2nd, 3rd & 4th BEDROOMS

Continue admiring this home when entering the Second, Third and Fourth Bedrooms.

BEDROOM 2

Features:

- Window: Three (3) *(2008)*
 - Blinds
- Misc:
 - Closet: Single Door

Finishing Touches:

- Floor: Broadloom *(2017)*
 - Light Fixture: Overhead
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JACK & JILL BATHROOM – 4 PIECE

Features:

- Window (2008)
 - o Blinds
- Bath Tub/Shower
- Vanity
 - o Laminate Countertop
 - o Single Sink

Finishing Touches:

- Floor: Ceramic
- Light Fixture: Track

BEDROOM 3

Features:

- Window: Three (3) (2008)
 - o Blinds
- Misc:
 - o Closet: Single Door

Finishing Touches:

- Floor: Broadloom (2017)
- Light Fixture: Overhead

BEDROOM 4

Features:

- Semi Ensuite Bath
- Windows: Three (3)
 - o Blinds
- Misc:
 - o Closet: Double Doors
 - o Organizer

Finishing Touches:

- Floor: Broadloom (2017)
- Light Fixture: Overhead

4 PIECE MAIN BATH / SEMI ENSUITE W/ 4TH BEDROOM

Convenience & Function

- Window:
 - o Blinds
- Vanity:
 - o Cabinet
 - o Laminate Counter Top
- Toilet
 - o WaterRidge Dual Flush (2017)
- Bathtub/Shower

Finishing Touches:

- Floor: Ceramic
- Decorative:
 - o Overhead
 - o Mirror

****LOWER LEVEL****

- Partially Finished
 - o Staircase from Main Floor Hallway
 - o 2nd Staircase to Laundry & Separate Entrance
 - o Windows – Two (2)
 - o Rough in Bath
 - o Office w/ Laminate Floors (2010)
 - o Storage Rooms

Some additional Extras of **3565 Colonial Dr.** include:

INCLUSIONS

- All **Existing:**
 - o Attached Electrical Light Fixtures
 - Track Lighting, Decorative & Overhead Lights
 - o Window Coverings & Attachments
 - Blinds, Drapes, Sheers, Hardware
 - o Decorative Mirrors
 - In Bathrooms Only
- Kitchen Appliances: Stainless Steel
 - o Fridge: Samsung 3 Door w/ Water & Ice Feature (2017)
 - o Stove: Samsung Flat Top (2017)

- Dishwasher: Frigidaire
- Laundry Appliances:
 - Samsung FL Washer (2018)
 - Samsung Dryer (2017)
- Garage:
 - Shelving (2)

EXCLUSIONS

- Deep Freezers : Two (2)

NOTES

Major Components of Home:

- Geo Thermal Green Energy Unit (2008 - Owned)
- Hot Water Tank: (2014- Rental)
- Roof (2008)
- Windows – (2008)

Renovations/Upgrades/Extras:

- Exterior:
 - Private Lot – No Homes Behind!
 - Poured Concrete Steps to Front Entrance
 - Spacious Tiered Deck in Backyard
- Main Level:
 - Access to Garage from Laundry Room
 - Floors:
 - Hardwood (Living, Dining, Family Rooms 2017)
 - Kitchen
 - Cabinets w/ Lazy Susan, Pantry
 - Laminate Countertops (2016)
 - Glass Backsplash (2016)
 - Stainless Steel Appliances
- 2nd Level:
 - Floor:
 - Broadloom (2017)
 - 5pc Master Ensuite

- 4pc Jack & Jill (2nd & 3rd Bedrooms)
- 4pc Semi Ensuite (4th Bedroom & Hallway)

- Lower Level: Partially Finished
 - 2nd Staircase to Laundry & Separate Entrance
 - Windows – Two (2)
 - Rough in Bath
 - Office w/ Laminate Floors (2010)
 - Storage Rooms

Most Rooms Painted in Designer Neutral Tones (2017)

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