

Cozy & Quaint with Sophisticated Charm ... Welcome Home!

Luxurious & Private complex of Daniel's Grove is centrally located in the Prestigious & Sought-after John Fraser School District of Erin Mills.

You'll also love the convenience of Amenities within the complex plus a great neighborhood offering with the Longo's, Erin Mills Town Centre, Restaurants, Public Transit, Hwys & so much more.

Elegance of unit 50 will be appreciated with the Sprawling & Open Concept Main Level flowing outside to the Patio & overlooking the Greenery of the Playground.

Paradise awaits on all 3 Levels ... Freshly Painted making it easy to "Move-in & Enjoy" ... Complete with 2 Master Bedrooms boasting full Ensuites; Finished Lower; New Broadloom & more.

Great Location ... minutes to Streetsville GO Station; Hwys (403/407; QEW/401), Erin Mills LRT; Credit Valley Hospital & Medical Services ... plus lots more!!!

Total Space: Over **2,103 Sq. Ft.** *(per OTBxAir.com)*

An Ideal location! ... 50-5662 Glen Erin Drive is conveniently close to:

- Great Schools
  - Parks
  - Accessible Public Transit
  - Go Train (Streetsville GO) is minutes away
  - Shopping Malls (Erin Mills Town Center, Square One & More)
  - Trillium Health- Credit Valley Hospital
  - Highways (403 & 407 and a short distance to 401/410/ QEW)
- Convenience Plus ... Making this neighborhood the perfect area to call Home!

## **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!

### **FOYER**

- Single Front Door
  - o ½ Glass Insert
  
- Closet
  - o Double Door
  - o Closet Organizer

#### Finishing Touches:

- Light Fixtures:
    - o Overhead Lighting
  - Floors:
    - o Ceramic
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### **LIVING ROOM**

Open Concept with the Kitchen/Breakfast Area & Dining Room. A Warm & Cozy Space to Receive and Welcome your Guests!!!!

- Window:
  - o Overlooking Patio & Green Space

#### Finishing Touches:

- Floor:
    - o Hardwood
  
  - Fireplace:
    - o Gas Burning
    - o Brick Surround
    - o Wood Mantel
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## DINING ROOM

Great space to celebrate any occasion or host dinner parties!...Views from the Patio Door are certain to Delight!

- Door:
  - o Sliding Patio Door
  - o Walk out to Patio, Overlooking Private Playground

Finishing Touches:

- Floors:
    - o Hardwood
  - Light:
    - o Decorative Hanging
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## KITCHEN

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

- **Cabinets & Drawers ... Plenty of Storage for your Everyday Needs!**
- **Misc:**
  - o Pantry Cabinet
  - o Backsplash: Mirrored
  - o Counter Tops: Laminate
  - o Sink: Double, Stainless Steel
  - o Combined with Breakfast Area
- **Kitchen Appliances:**
  - o Fridge: Roper 2 Door
  - o Stove: Frigidaire Electric Coil
  - o Dishwasher: Roper Built In
  - o Microwave:

Finishing Touches:

- Floors:
  - o Ceramic

- Light Fixture:
    - o Overhead
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## **BREAKFAST AREA**

Including a Convenient “Pass Thru” area from Foyer.

- Window:
  - o Overlooking Front Entrance

Finishing Touches:

- Floors:
    - o Hardwood
  - Light Fixture:
    - o Overhead
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## **MASTER BEDROOM**

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

- Windows: Two (2)
  - o Views of Green Space & Mature Trees
- Closet:
  - o Single Door
  - o Walk – In
  - o Overhead Light

Finishing Touches:

- Floor:
  - o Broadloom (2019)

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## **5-PIECE Ensuite**

- Vanity:
  - o His & Her Sinks
- Bath Tub
  - o Soaker
- Shower
  - o Glass Enclosed

### Finishing Touches:

- Floor:
  - o Ceramic
- Light Fixture:
  - o Above Vanity

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Continue admiring this home when entering the Second Bedroom. Ideal for your guests or could be used as a Nursery, Child, Teen or a room to suit your needs!

## **MASTER BEDROOM 2**

### Features:

- Windows:
  - o Two (2)
  - o Overlooking Front
- Closet:
  - o "Oversized"
  - o Double Sliding Door

### Finishing Touches:

- Floors:
  - o Broadloom (2019)

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## **4-PIECE Ensuite**

Oh & don't forget your 4 Piece Bath! Each Bedroom has its own exclusive Ensuite!!

Features:

- Window:
  - o Overlooking Front
- Vanity:
  - o Plenty of Storage
- Bath Tub / Shower

Finishing Touches:

- Floor:
  - o Ceramic
- Lighting:
  - o Above Vanity

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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 with a 3 Piece Bath...

## **RECREATION AREA**

Features:

- Windows: One

Finishing Touches:

- Lights:
  - o Overhead
- Floor:
  - o Broadloom (2019)
- Crawl Space

- Additional Storage

### **3-PIECE BATH**

#### Features:

- Shower
  - Stand Alone
- Vanity
- Under Counter Storage
- Floor:
  - Ceramic

### **LAUNDRY ROOM**

#### Appliances:

- Washer / Dryer: Roper

#### Sink :

- Utility
- Free Standing

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### **INCLUSIONS:**

- All Existing:
  - Attached Electrical Light Fixtures
    - Decorative & Overhead Lights where existing
  - Window Coverings & Attachments
    - Blinds & Hardware where applicable
  - Decorative Mirrors
    - Bathrooms, Foyer
- Kitchen Appliances: *All Existing*

- Fridge: Roper 2 Door
- Stove: Frigidaire Electric Coil
- Dishwasher: Roper Built In
- Microwave
- Laundry Appliances:
  - Washer: Roper
  - Dryer: Roper

## **EXCLUSIONS:**

- None

## **NOTES**

### **Major Components of Home:**

- Furnace: *(2017 - Leased)*
- Central Air Conditioner: *(2017 - Leased)*
- Hot Water Tank: *(Rental)*
- Roof: *(Common Element)*
- Windows & Doors: *(Common Element)*

### **Renovations/Upgrades/Extras:**

- **Floors:**
  - Hardwood *(2008 - Living/Dining)*
  - Ceramic *(Foyer/All Bathrooms/Kitchen and Breakfast Area)*
  - Broadloom *(2019 where laid)*
- **Powder Room:**
  - His & Hers Vanity
- **Kitchen:**
  - Cabinets:
    - Pantry
  - Backsplash: Mirror



- **Landscape / Outdoor:**
  - Patio Area open to:
    - Private Condo Amenities
      - Playground
      - Pool
  - Mature Trees

**Freshly Painted Throughout in Designer Neutral Tones (2019)**

*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.*