

Privacy in the City!!

Situated in a desirable neighborhood of Erin Mills South West – this 4 +1 Bedroom, 4 Bath Detached with finished Lower Level Home is sure to please.

Unique Open Concept Main Level boasts **PRIDE OF OWNERSHIP** at its finest. “Family Size” Renovated Kitchen & Breakfast Area offers space for all as well as stunning features such as Under Cabinet Lighting, Pot Lights, Glass Front Upper Cabinets & High End Stainless Steel Appliances.

Enjoy the comfort & warmth of the spacious Family Room offering Gas Fireplace, Hardwood Floor & Crown Molding ... overlooking Backyard & perfect for Entertaining.

Lower Level features a spacious Recreation Area with Broadloom, built-in Speakers, Pot Lights & a charming Gas Fireplace for your enjoyment. Something for everyone with a 5th Bedroom (and/or Office), Kitchenette & 3Pc Bath ... perfect area for Live-in Nanny / In-Law Suite / Teen Quarters / or when friends come to visit!

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

1st & 2nd Floors: **2,661 Sq. Ft.** *(per PLANiT Measuring)*

Lot Size: **43.67 x 137.43 Ft.** *(per GeoWarehouse)*

An Ideal location! ... 3167 Thorncrest Dr. 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..!

- Warm Brick Exterior
- New Roof *(2007)*
- Landscaped Front Yard ... Mature Trees
- Patterned Concrete Walkway to Front Steps
- Attached Double Car Garage

- Private Double Driveway
 - Sealed (2017)

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
 - Full Glass Inlay
- Coat Closet: Two (2) Single Mirrored Doors
- Staircase from Main to 2nd Level
 - Broadloom on Stairs
 - White Pickets
 - Skylight (2007)
- Crown Moulding
- Indoor Garden
- Wainscoting in Main Level Hallway

Finishing Touches:

- Floor: Harwood (Sanded & Stained)
 - Light Fixture: Overhead
 - Freshly Painted (2015)
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LIVING ROOM

Great space to receive and welcome Friends & Family.

Some great features about this room:

- Open Concept with Family Room
- Window: Two (2)
 - California Shutters
 - Overlooks Back & Side Yards
- TV Bracket (included)

Finishing Touches:

- Floor: Hardwood
- Crown Moulding

- Pot Lights w/ Dimmer
 - High & Modern Baseboards
 - Freshly Painted (2015)
-

DINING ROOM

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

- Bay Window:
 - o California Shutters
 - o Overlooks Front Yard
- French Door Entrance
- Entrance to Kitchen

Finishing Touches:

- Light Fixture: Decorative Overhead (*Included*)
 - Floor: Hardwood (*sanded & stained*)
 - Crown Moulding
 - High & Modern Baseboards
 - Wainscoting
-

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:**
 - o Combined with Breakfast Area
 - Views of Deck & Pool Size Backyard
 - o Sink: Undermount Large Single
 - o Granite Counters
 - o Glass Backsplash
 - o Pot Lighting
- **Kitchen Appliances: Stainless Steel**
 - o Fridge: Kitchen Aid Side by Side
 - o Stove: Jenn Air Built in 4 Burner Gas Stove Top (2017)
 - o Oven: Jenn Air Built in Convection w/ Double Fan, Wi-Fi & LCD
 - o Dishwasher: Jenn Air (2015)

- Microwave: Jenn Air

Finishing Touches:

- Floors: Ceramic
 - Light Fixture: Pot Lights
 - Freshly Painted (2015)
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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 to Pool Size Backyard
 - Sliding Patio Door
 - Roller Shades

Finishing Touches:

- Light Fixture: Overhead Light w/ Fan
 - Floors: Ceramic
-

FAMILY ROOM

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

- Windows: Four (4)
 - California Shutters
- Fireplace: Gas
 - Wood Mantel
- Misc: Open Concept with Kitchen & Living Room

Finishing Touches:

- Floor: Hardwood
 - Freshly Painted in Neutral Tones (2015)
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POWDER ROOM 2-PIECE

- Pedestal Sink
- Floors: Ceramic

Finishing Touches:

- Decorative:
 - o Light Fixture
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LAUNDRY ROOM

- Door Access to:
 - o Garage & Side Yard
 - Misc:
 - o Cupboards and Counter
 - o Light Fixture: Track Lighting
 - Laundry Appliances:
 - o Frigidaire Stacked Washer & Dryer
-

GARAGE

- Garage: Attached Double Car
 - o Access to Home – Laundry Room
 - Misc.:
 - o Garage Doors: Two (2)
 - o Garage Door Opener: One (1)
 - o Remote Controls: One (1) Existing & One (1) fixed in Garage
 - Driveway: Private Double
 - o Resealed (2017)
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BACKYARD

Perfect Escape for the Outdoor Enthusiast ...

Fenced Yard ...

- Pool Size Lot!
 - Deck (addition 2015)
 - Access from Breakfast Area
 - Privacy in the City!
 - Manicured Lawns & Gardens
-

****SECOND LEVEL****

MASTER BEDROOM

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

- Entry:
 - o Double Door
- Closet:
 - o Walk-in (*access from Ensuite*)
- Windows:
 - o Overlooking Front & Side Yards.
- **Sitting Area:** Spacious – *Perfect Reading Nook!*

Finishing Touches:

- Floor:
 - o Hardwood
 - Light Fixtures:
 - o Overhead Light w/ Fan
 - Recently Painted
-

MASTER ENSUITE – 5-PIECE

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

- Entrance:
 - o Double Sliding Glass Panel Doors
- Vanity:
 - o Double Sinks
 - o Cabinets & Drawers
 - o Marble Counter Top
- Window:
 - o Blinds
- Toilet: Dual Flush
- Corner Soaker Tub w/ Jets
- Stand Alone Glass Shower w/ Rainforest Showerhead
- Skylight
- Crown Moulding

Finishing Touches:

- Floor: Ceramic
- Lighting:

- Pot Lights
 - Decorative Over Mirror
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2nd, 3rd & 4th BEDROOMS

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

These Bedrooms are ideal for a Nursery, Child, Teen or a room to suit your needs!

BEDROOM 2

Features:

- Window:
 - Blinds
- Misc:
 - Closet: Walk in w/Track Lighting

Finishing Touches:

- Floor: Hardwood
 - Light Fixture: Track
 - Freshly Painted
-

BEDROOM 3

Features:

- Window:
 - California Shutters
- Misc:
 - Closet: Sliding Mirrored Door

Finishing Touches:

- Floor: Hardwood
 - Light Fixture: Overhead
 - Freshly Painted
-

BEDROOM 4

Features:

- Window: Three (3)
 - California Shutters

- Overlooks Front Yard
- Misc:
 - Closet: Mirrored Sliding Door

Finishing Touches:

- Floor: Hardwood
 - Light Fixture: Overhead
 - Freshly Painted
-

SECOND FLOOR – MAIN 4-PC BATH

Convenience, Function and Style...

- Window:
 - Blinds
- Vanity:
 - Ceramic Counter Top
- Toilet
 - Dual Flush
- Bathtub/Shower

Finishing Touches:

- Floor: Ceramic
- Decorative:
 - Light Fixture

LOWER LEVEL

RECREATION ROOM

- Window:
 - Blinds
- Gas Fireplace
- Built in Speakers: Two (2)
- Storage Room w/ Wire Shelving

Finishing Touches:

- Floor: Broadloom (2016)
- Lights:
 - Pot Lighting

5TH BEDROOM

- French Door Entrance
- Computer Area
- Pot Lights
- Broadloom (2016)
- Built in Speakers: Two (2)

KITCHENETTE

- Windows: Two (2)
 - o Blinds
- Cupboards & Counter
- Laminate Floors
- Pot Lights
- Frigidaire Freezer (*exclude*)
- Mirror (*exclude*)

3PC BATH

- Vanity w/ Square Sink
- Dual Flush Toilet
- Stand Alone Glass Shower
 - o Rainforest Showerhead
- Floor:
 - o Ceramic
- Decorative Mirror & Light

BACKYARD

- Expansive Deck (*addition added 2015*)
-

Some additional Extras of **3167 Thorncrest** include:

INCLUSIONS

- All **Existing:**
 - o Attached Electrical Light Fixtures
 - Track Lighting, Decorative & Overhead Lights
 - o Window Coverings & Attachments
 - California Shutters, Blinds, Drapes, Sheers, Hardware
 - o Decorative Mirrors
 - In Bathrooms Only
- Kitchen Appliances: Stainless Steel
 - o Fridge: Kitchen Aid Side by Side

- Stove: Jenn Air Built In 4 Burner Gas Stove Top
- Oven: Jenn Air Wall Convection Oven with Double Fan, Wi-Fi & LCD (2017)
- Dishwasher: Jenn Air (2015)
- Microwave: Jenn Air
- Laundry Appliances:
 - Stacked Washer & Dryer: Frigidaire
- Garage:
 - Shelving
- **Misc:**
 - Built in Speakers in Lower Level: Four (4)
 - Wire Shelving in Storage Room
 - Shelving in Furnace Room

EXCLUSIONS

- White Shelving in Lower Level Recreation Room
- Frigidaire Freezer in Kitchenette
- Mirror in Kitchenette

NOTES

Major Components of Home:

- Furnace: (2011-Owned)
 - Humidifier & Air Filter
- Venmar Hepa 3000 Air Exchange (Owned)
- Central Air Conditioner: (2011- Owned)
- Hot Water Tank: (Rental)
- Roof (2007)
- Windows – Original
- Central Vacuum: Beam
- Home Security System

Renovations/Upgrades/Extras:

- Exterior:
 - Two (2) Garage Doors
 - Patterned Concrete Walkway to Front Steps
 - Upgraded Deck (2015)
- Main Level:
 - Kitchen:

- High End Stainless Steel Appliances
 - Granite Countertops
 - Upgraded Cabinetry
- Windows:
 - California Shutters
- Floor:
 - Hardwood (*Living/Dining/Family Room/Hallway*)
- 2nd Level:
 - Upgraded 5-Pc Master Ensuite:
 - Corner Soaker Tub w/ Jets
 - Skylight
 - Crown Moulding
 - Vanity with Marble Counter Top (*2015*)
 - Floor:
 - Hardwood (*All Bedroom & Hallway*)
 - *Sanded & Stained Dark*
- Lower Level:
 - Kitchenette
 - 3Pc Bath
 - Floors:
 - Broadloom (*Recreation Area 2016*)
- Most Rooms Painted in Designer Neutral Tones (*2015*)

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.