

Welcome to 3379 Mulcaster Rd ... The Crown Jewel of Erin Mills South West!

A home that fits your lifestyle wrapped up in timeless elegance awaits your finishing touches. Remarkable 4 Bedroom, 4 Bath Detached boasting Two (2) Walk-outs to your Private Backyard Paradise with In-Ground "Salt Water" Pool & Patio Areas.

Character, charm & classy finishing details best describe this home – fill each day with beauty & inspiration as you spend time with family & friends creating memories to cherish for years.

Celebrate the four seasons in a magnificent home like no other!

Total Space: Over **4,200 Sq. Ft.** *(per PLANiT Measuring)*

1st & 2nd Floors: **2,765 Sq. Ft.** *(per PLANiT Measuring)*

Lot Size: **59.51 x 118.44 Ft.** *(per GeoWarehouse)*

An Ideal location! ... 3379 Mulcaster is conveniently close to:

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

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

Take the first step into your new home..!

- Exterior: Brick
- Interlock Stone Walkway (2012)... Leads to Enclosed Front Porch
- Attached 2-Car Garage
 - o Private Double Driveway
- Roof (2011)
 - o Replaced with 30-yr Shingles

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: Single Front Door
 - o Decorative Partial Glass Inlay
 - o Partial Glass Inserts on Both Sides
- Coat Closet – Double Sliding Door (*Mirrored*)
- Staircase from Main to 2nd Level
 - o Solid Wood

Finishing Touches:

- Light Fixtures: Three (3) Overhead
 - Floor: Ceramic
 - Wall Finish: Wainscoting
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LIVING ROOM

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

- Entry:
 - o “French Style” Double Glass Doors (*from Foyer*)
 - Glass with Bevelled Edges
 - o “French Style” Double Glass Door (*from Dining Room*)
- Window (*2011*)
 - o Drapes with Hardware & Finials
 - o Overlooks Front Yard

Finishing Touches:

- Crown Molding
 - Floor: Beech Hardwood (*2007*)
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DINING ROOM

A Formal Dining Room ... Sophisticated area to celebrate any occasions or host dinner parties!

- Entry:
 - “French Style” Single Glass Door *(from Kitchen)*
 - Glass with Bevelled Edges
 - “French Style” Double Glass Doors *(from Living Room)*
- Window:
 - Drapes with Hardware & Finials
 - Overlooks Backyard

Finishing Touches:

- Plate Rail *(Upper Wall)*
 - Light Fixture: Chandelier *(Included)*
 - Floor: Beech Hardwood *(2007)*
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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.

- Combined with Breakfast Area
 - Views of “Salt Water” Pool & Patio Areas
- Misc:
 - Cabinets, Drawers ...
 - Pantry Cabinet Area
 - Plenty of Storage!
 - Counter Top: Granite *(2014)*
 - Backsplash: Tumble Stone *(2011)*
 - Sink: Single
 - Built-in Radio: Philips *(Included)*
- **Kitchen Appliances:**
 - Fridge: Maytag 2-Door *(2010)*
 - Stove: Whirlpool Flat Top *(2012)*
 - Dishwasher: Whirlpool *(2013)*

Finishing Touches:

- Floor: Ceramic
- Light Fixture: Track Lighting

BREAKFAST AREA

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

- Combined with Kitchen
- Walk-out to Backyard:
 - o Sliding Door *(2010)*
- Window: Four (4)
 - o Blinds

Finishing Touches:

- Light Fixture: Decorative Hanging
 - Floor: Ceramic
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FAMILY ROOM

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

- Walk-out to Backyard
 - o Sliding Door
- Fireplace: Gas
 - o Brick Surround

Finishing Touches:

- Floor: Hardwood
 - Pot Lights
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POWDER ROOM 2-PIECE

Simple yet classy ...

- Floor: Ceramic
- Sink: Pedestal
- Toilet: Low Flow *(2013)*

Finishing Touches:

- Decorative:
 - o Mirror
 - o Light Fixture

LAUNDRY ROOM

- Floor: Ceramic
- Door Access To:
 - o Side Yard
 - o Garage
- Misc.:
 - o Cupboards: Built-in
 - o Utility Sink
 - o Light Fixture: Overhead
 - o Freezer: Danby *(Included)*
 - o Microwave: RCA *(Included)*
- Appliances:
 - o Clothes Washer: Kenmore Front Load HE *(2014)*
 - o Clothes Dryer: GE Front Load HE Sensor Dry *(2014)*

GARAGE

- Garage: Attached 2-Car
 - o Loft & Shelving *(Included)*
 - o Access to Home – Main Level Laundry Room
- Two (2) Garage Doors *(2010)*
- Two (2) Garage Door Openers *(2010)*
 - o Two (2) Existing Remote Controls
- Driveway: Private Double
 - o Re-tarred *(2000)*

BACKYARD

Amazing Space for those Summer BBQ's!

- Fenced Yard
 - o Vine Covered Fence *(Virginia Creeper, Perennials, Raised Vegetable/Herb Garden)*
 - o Left Side Fence *(Facing Backyard from Walk-out, 2012)*
 - o Right Side Fence *(Facing Backyard from Walk-out, 2011)*
- Patio Areas: Two (2)
 - o With Interlock Stone
- Pool: In-Ground "Salt Water" *(2003 by Jameson Pools)*

- Jameson Pools: Open & Closed Pool (2016)
 - 11 ft. & 4 ft. Pool (approx. Depth)
 - Diving Board
 - Pool Accessories (Included):
 - Winter Cover
 - Pool Liner
 - Hand Vacuum
 - Pump (2011)
 - Heater (2015)
 - Salt Cell (2016)
 - Pond: 2.5 ft. Water Feature (approx. 2007)
 - Supplies if any at date of completion will be left by Seller
 - Pump (Included)
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****SECOND LEVEL****

MASTER BEDROOM

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

- Sitting Area: Perfect Reading Nook!
- Closets: Two (2)
 - One (1) Walk-in
 - One (1) Double Sliding Door (Mirrored)
 - Both with Closet Organizers
- Windows:
 - With Blinds
 - Overlooks Backyard

Finishing Touches:

- Floor: Laminate (2014)
 - Light Fixtures: Overhead
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MASTER ENSUITE – 4-PIECE

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

Features:

- Window ... Lets Natural Light In!
- Counter Top: Ceramic

- Shower: Stand-Alone
- Soaker Tub: Separate

Finishing Touches:

- Floor: Ceramic
 - Light Fixtures:
 - o One (1) Overhead
 - o One (1) Decorative Above Mirror
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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 *(2011)*
 - o Blinds
 - o Overlooks Backyard
- Misc.:
 - o Closet: Single Door
 - With Shelf

Finishing Touches:

- Floor: Laminate *(2016)*
 - Light Fixture: Overhead
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BEDROOM 3

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

Features:

- Windows: Two (2) *(2011)*
 - o Blinds
 - o Overlooks Front Yard
- Misc.:
 - o Closet: Single Door
 - With Organizers

Finishing Touches:

- Floor: Laminate (2011)
 - Light Fixture: Overhead
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BEDROOM 4

Features:

- Windows: Two (2) (2001)
 - o With Blinds
 - o Overlooks Front Yard
- Misc:
 - o Closet: Double Door
 - With Organizers
 - Built-in Shelves

Finishing Touches:

- Floor: Laminate (2016)
 - Light Fixture: Overhead
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SECOND FLOOR – MAIN 4-PIECE BATH

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

- Newer:
 - o Toilet: Dual Flush (2011)
 - o Sink (2008)
 - o Bathtub (Re-glazed 2017)
 - o Tiles in Shower (Re-glazed 2017)
- Vanity: Oversized

Finishing Touches:

- Light Fixture: Decorative
 - Floor: Ceramic
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****FINISHED LOWER LEVEL****

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

RECREATION AREA

Features:

- Wet Bar: Solid Wood
 - o With Sink
- Fireplace: Gas
- Windows
- Misc. *(All Included)*:
 - o Pool Table
 - o Air Hockey
 - o Fridge: "Full Size" Kenmore 2-Door
 - o Aquarium *(excluding Fish)*

Finishing Touches:

- Light Fixtures:
 - o Pot Lights
 - o Track Lighting
 - o Overhead & Wall Light Fixtures
 - Floor: Broadloom with Sub-floor
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2-PIECE POWDER ROOM

Features:

- Vanity ... Large & Spacious
 - o Counter Top: Marble
 - o Cabinets
 - Floor: Linoleum *(2017)*
 - Light Fixture: Decorative
 - Toilet: New *(2016)*
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ALSO ON LOWER LEVEL ...

- **Games Room ... Spacious Entertainment Area!**
- **Cold Room or "Cantina"**
 - o With Built-in Wood Shelves
 - o Floor: Linoleum *(2017)*

- **Storage Room**
 - Window

- **Crawl Space under Stairs**
 - *Plenty of Storage Areas ... Convenience Plus!*

Some additional Extras of 3379 Mulcaster Road include:

INCLUSIONS:

- All **Existing:**
 - Attached Electrical Light Fixtures
 - Pot Lights, Track Lighting, Decorative Hanging & Overhead Lights
 - Window Coverings & Attachments
 - Blinds, Drapes, Hardware & Finials where applicable
 - Decorative Mirrors
 - In Bathrooms Only
- Kitchen Appliances:
 - Fridge: Maytag 2-Door (2010)
 - Stove: Whirlpool Flat Top (2012)
 - Dishwasher: Whirlpool (2013)
- Laundry Appliances:
 - Clothes Washer: Kenmore Front Load HE (2014)
 - Clothes Dryer: GE Front Load HE Sensor Dry (2014)
- Misc. Appliances:
 - Microwave: RCA
 - Freezer: Danby
- Kitchen: Philips Built-in Radio
- Garage: Loft & Shelving
- Lower Level:
 - Pool Table & Air Hockey
 - Fridge: "Full Size" Kenmore 2-Door
 - Aquarium (*excluding Fish*)
- All Pool Accessories:
 - Winter Cover
 - Pool Liner
 - Hand Vacuum
 - Pump (2011)
 - Heater (2015)
 - Salt Cell (2016)
 - Diving Board
- Garage:

- Garage Door Opener & Remotes
- Loft & Shelving

EXCLUSIONS:

- None

NOTES

Major Components

- Furnace: Lennox Elite *(2011 - Owned)*
- Central Air Conditioner *(2004 - Owned)*
- Hot Water Tank: Home Reliance *(2013 - Rental)*
- Roof *(2011)*
 - Shingles:
 - Previous Ones Removed
 - Replaced with 30-year Shingles
- Most Windows *(Original)*
 - Some 2011
- Central Vacuum *(Original)*
 - Accessories including Power Head

Misc.:

- Exterior:
 - Interlock Stone Walkway to Front Entrance *(2012)*
 - In-Ground "Salt Water" Pool *(2003)* with Diving Board
- Main Level:
 - Floor: Beech Hardwood *(Living & Dining Rooms, 2007)*
 - Kitchen:
 - Granite Counter Top *(2014)*
 - Tumble Stone Backsplash *(2011)*
- 2nd Level:
 - Floor: Laminate *(Master Bedroom '14 / 2nd & 3rd Bedrooms '11 / 4th Bedroom '16)*
- Lower Level:
 - Floor: Broadloom with Sub-floor
 - Wet Bar: Solid Wood
 - 2-Piece Powder Room
 - Counter Top: Marble
 - Linoleum Floor *(2017)*
- Most Rooms Freshly Painted in Designer Neutral Tone
 - Including Lower Level

- Most Light Fixtures New

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.