

## Classic Meets Contemporary ... Welcome to 3595 Cherrington Cres!

Gracious Living awaits in this 4 Bedrooms, 3 Baths Detached in Prime Erin Mills South West ... perfect for your family's busy lifestyle! Comfort & Function best describes 3595 that has been lovingly maintained throughout the years.

Brilliantly designed Main Level boasts crisp & clean lines starting from the grandly scaled Living & Dining Rooms with Hardwood Floors suitable for elegant entertaining or everyday living. Open Concept Kitchen / Breakfast Area / Family Room offers convenience like no other ... a walk-out to the Private Backyard from this area is definitely a plus!

The Upper Level consisting of 4 spacious bedrooms serves as a warm retreat after a hectic day. Impressive Master Bedroom boasting "His & Hers" closets & an Upgraded 5pc Ensuite for your everyday needs.

Finished Lower Level is expansive & open creating an ideal place for a possible Home Gym / Office, Entertainment or Play Area for the kids.

Backyard Oasis ... celebrate the four seasons in this "zen-like" space! A soothing Pond for tranquil moments, a Hot Tub & Deck for Summer BBQ's are available for any occasion.

Total Space: Over **3,100 Sq. Ft.** *(per PLANiT Measuring)*

1<sup>st</sup> & 2<sup>nd</sup> Floors: **2,139 Sq. Ft.** *(per PLANiT Measuring)*

Lot Size: **31.99 x 118.11 Ft.** *(per GeoWarehouse)*

An Ideal location! ... 3595 Cherrington 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 (403/407/QEW & 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 & Aluminum Siding
- Walkway Steps to Front Door: Natural Stone
- Attached 2-Car Garage
  - o Private Double Driveway *(Repaved 2010)*

- Roof (2012)
  - o 25-year 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 Door (2009)
  - o Decorative Glass Inlay
  - o Decorative Glass Insert on One Side
- Coat Closet – Double Door
- Staircase from Main to 2<sup>nd</sup> Level
  - o Carpet on Stairs (2007)

#### Finishing Touches:

- Light Fixtures: Two (2)
  - Floor: Ceramic
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#### **LIVING ROOM**

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

- Combined with Dining Room
- Window:
  - o Drapes with Hardware
  - o Overlooks Front Yard

#### Finishing Touches:

- Floor: Hardwood (2007)
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#### **DINING ROOM**

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

- Combined with Living Room

- Window:
  - o Drapes with Hardware
  - o Overlooks Side Yard

Finishing Touches:

- Floor: Hardwood *(2007)*
  - Light Fixture: Decorative Hanging *(Included)*
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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.

- Open Concept to ...
  - o Breakfast Area & Family Room
- Misc:
  - o Cabinets, Drawers ... Plenty of Storage Space
  - o Double Sinks
  - o Backsplash: Ceramic *(2012)*
- **Kitchen Appliances:**
  - o Fridge: LG "French Style" Door S/S *(2011)*
  - o Stove: Maytag Flat Top w/Double Oven S/S *(2011)*
  - o Range Hood: Nexstyle S/S *(2011)*
  - o Dishwasher: Kenmore *(2009)*
  - o Microwave: LG S/S *(In Micro Shelf, 2014)*

Finishing Touches:

- Floor: Ceramic
  - Light Fixture: Overhead
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## **BREAKFAST AREA**

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

- Open Concept ...
  - o Kitchen & Family Room
- Window:
  - o Blinds
  - o Views of Private Backyard
- Walk-out to Deck in Backyard

- Sliding Patio Door in Breakfast Area/Family Room
  - Blinds

Finishing Touches:

- Light Fixture: Overhead
  - Floor: Ceramic
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## **FAMILY ROOM**

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

- Open Concept ...
  - Kitchen & Breakfast Area
- Fireplace: Wood Burning
  - Brick Surround
- Window:
  - Blinds
- Walk-out to Deck in Backyard
  - Sliding Patio Door in Breakfast Area/Family Room

Finishing Touches:

- Floor: Hardwood *(2007)*
  - Misc.:
    - TV *(Excluded)*
    - TV Bracket *(Included)*
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## **POWDER ROOM 2-PIECE**

Simple yet classy ...

- Upgraded in 2017
- Vanity *(2017)*

Finishing Touches:

- Floor: Ceramic
  - Decorative:
    - Mirror
    - Light Fixture
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## LAUNDRY ROOM

- Floor: Ceramic
  - Sink with Drawer (2012)
  - Cabinets & Shelves
    - o Built-In (Included)
  - Appliances:
    - o Clothes Washer: Samsung Front Load (2012)
    - o Clothes Dryer: Samsung Front Load (2012)
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## GARAGE

- Garage: Attached Double Car
  - Misc:
    - o Garage Doors: Two (2) (2010)
      - Insulated
      - Accent Windows
    - o Garage Door Openers: Two (2) (2016 & 2014)
    - o Remote Controls: Two (2) Existing
  - Driveway: Private Double
    - o Repaved (2010)
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## BACKYARD

Amazing Space for those Summer BBQ's!

- Fenced Yard ...
    - o Added Privacy Plus!
    - o With Deck & Grass for you to Enjoy!
  - Deck: Updated (2015)
  - Hot Tub (2007)
    - o Built into Deck
      - With Privacy Fence on 1 Side
    - o Pump (Included, 2012)
  - Pond: 4ft. (2009)
    - o Path from Deck to Pond
    - o Pump (2009)
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## **\*\*SECOND LEVEL\*\***

### **MASTER BEDROOM**

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

- Entry: Double Door
- Closets: Two (2)
  - o Mirrored Sliding Doors
  - o With Shelves
- Windows: Three (3)
  - o Drapes, Rods & Hardware
  - o Overlooks Front

#### Finishing Touches:

- Floor: Broadloom (2007)
  - Light Fixture: Overhead
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### **MASTER ENSUITE – 5-PIECE**

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

#### Features:

- Upgraded in 2017
- Vanity (2017)
  - o Counter Top: Ceramic
  - o Double Sinks
- Soaker Tub w/Shower
  - o Waterfall Shower Head
- Toilet: Low Flow
- Window:
  - o Sheers
  - o Overlooks Front

#### Finishing Touches:

- Floor: Ceramic (2017)
  - Decorative:
    - o Mirror
    - o Light Fixture
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## **2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> 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:
  - o Blinds
  - o Overlooks Backyard
- Misc.:
  - o Closet: Double Door

Finishing Touches:

- Floor: Broadloom *(2007)*
  - Light Fixture: Overhead
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### **BEDROOM 3**

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

Features:

- Window:
  - o Overlooks Backyard
- Misc.:
  - o Closet: Double Door
  - o Access to Attic

Finishing Touches:

- Floor: Broadloom *(2007)*
  - Light Fixture: Overhead
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### **BEDROOM 4**

Features:

- Window:
  - o Blinds
  - o Overlooks Side Yard
- Misc.:
  - o Closet: Double Door

Finishing Touches:

- Floor: Broadloom *(2007)*
  - Light Fixture: Overhead
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**SECOND FLOOR – MAIN 5-PIECE BATH**

Oh & don't forget your 5-Piece Bath located on the 2<sup>nd</sup> Level.

- Upgraded in 2017
- Vanity: Upgraded *(2017)*
  - o Counter Top: Ceramic
  - o Double Sinks
- Shower *(2017)*
- Toilet *(2007)*

Finishing Touches:

- Decorative:
    - o Mirror
    - o Light Fixture
  - 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:

- Finished in 2008
  - Windows: Four (4)
  - Floor: Broadloom *(2008)*
  - Misc.:
    - o Pool Table *(Excluded)*
    - o Light Fixture Above Pool Table *(Included)*
    - o Bar Fridge: GE *(Included)*
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Some additional Extras of 3595 Cherrington Crescent include:

### **INCLUSIONS:**

- All **Existing:**
  - Attached Electrical Light Fixtures
    - Decorative & Overhead Lights where existing
  - Window Coverings & Attachments
    - Blinds, Drapes, Hardware & Finials where applicable
  - Decorative Mirrors
    - In Bathrooms Only
- Kitchen Appliances:
  - Fridge: LG "French Style" Door S/S (2011)
  - Stove: Maytag Flat Top w/Double Oven S/S (2011)
  - Range Hood: Nexstyle S/S (2011)
  - Dishwasher: Kenmore (2009)
  - Microwave: LG S/S (In Micro Shelf, 2014)
- Laundry Appliances:
  - Clothes Washer: Samsung Front Load (2012)
  - Clothes Dryer: Samsung Front Load (2012)
- TV Bracket in Family Room
- Pump for Hot Tub

### **EXCLUSIONS:**

- TV in Family Room

### **NOTES**

#### **Major Components**

- Furnace: Lennox High-Efficiency (2010 - Owned)
  - Humidifier & Filter
- Central Air Conditioner: International Comfort Products (2000 - Owned)
  - 2 Ton
- Hot Water Tank: GSW Flame Guard (2014 - Rental)
- Roof (2012)
  - One (1) Layer
  - 25-year Shingles
- Windows (Original)
- Central Vacuum: Rough-in
- 100 Amp

- Copper / Grounded / Romex

**Misc.:**

- Exterior:
  - Insulated Garage Doors w/Accent Windows (2010)
  - Walkway Steps to Front Door: Natural Stone
  - Gravel & Stone ... One Side of Home
  - Upgraded Deck (2015); Pond – 4ft (2009); Hot Tub (2007)
- Main Level:
  - Floor: Hardwood (Living/Dining/Family Rooms, 2007)
  - Kitchen: Cabinets & Drawers to Please
    - Ceramic Backsplash (2012)
  - 2pc Powder Room: Upgraded (2017)
    - Vanity (2017)
- Family Room: Wood Burning Fireplace
- 2<sup>nd</sup> Level:
  - Floor: Broadloom (Bedrooms, 2007)
  - 5pc Ensuite & 5pc Main Bath: Upgraded (2017)
    - Vanity (2017)
    - Ceramic Floor (Ensuite, 2017)
    - Shower (Main Bath, 2017)
- Lower Level:
  - Finished in 2008
  - Floor: Broadloom (2008)
- Most Rooms Painted in Designer Neutral Tone (2017)

*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.*