

The Perfect Home for a Young Family ... Welcome to 4277 Jefton Cres!

A true hidden Gem waiting to be discovered! Remarkable 3 Bedroom, 3 Bath Back Split Detached home boasting Upgraded Kitchen, Finished Lower Level & Private Backyard for your family to love! Create memories to cherish for years to come in a place you call "Home".

Total Space: Over **1,900 Sq. Ft.** *(per PLANiT Measuring)*

1st, 2nd, 3rd Floors: **1,494 Sq. Ft.** *(per PLANiT Measuring)*

Lot Size: **40.12 x 120.0 Ft.** *(per GeoWarehouse)*

An Ideal location! ... 4277 Jefton is conveniently close to:

- Great Schools
- Parks & Community Centre
- Accessible Public Transit
- Go Train (Clarkson & Erindale GO) & Erin Mills GO Bus are minutes away
- Shopping Malls (Erin Mills Town Centre, Square One & More)
- Credit Valley Hospital
- Walking Paths & Trails
- 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 & Vinyl Siding *(2015)*
- Attached 1-Car Garage
 - o Private Driveway
- Roof *(2012)*
 - o Upgraded Insulation R50 *(2010)*
 - o Gutter Guards *(2015)*
 - o Additional Vents

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 *(2012)*
 - o Decorative Partial Glass Inlay
- Coat Closet- Single Door
- Staircase from Main to Lower Family Room & 2nd Level
- Door Access to Garage

Finishing Touches:

- Light Fixtures: Overhead
 - Floor: Ceramic
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FAMILY ROOM

Warm & Cozy ... Great space to curl up and enjoy the warmth of the fireplace on those cold winter nights.

- Open to Breakfast Area
- Fireplace: Gas *(2010)*
 - o Brick Surround
 - o Wood Mantel
 - o Remote
- Patio Doors:
 - o Walkout to Backyard Gardens
- Misc: 42" TV & Bracket *(included)*

Finishing Touches:

- Floor:
 - o Pine Hardwood
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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.

- Breakfast Bar open to Breakfast Area
 - o Views of Backyard Gardens
- Misc:
 - o Cabinets ... Renovated *(2012)*
 - Slow Closing Doors / Drawers
 - Pot Drawers
 - Lazy Susan
 - Some Frosted Glass Doors
 - o Backsplash: Stone

- Double Sink
- Window (2010)
 - Roller Blinds
 - Overlooks Front Yard

Finishing Touches:

- Floor: Ceramic
- Lighting:
 - Pot Lights
 - Under Cabinet Lighting
 - Two (2) Pendant Lights over Breakfast Bar

Kitchen Appliances:

- Fridge: Maytag Side by Side w/ Ice & Water Feature (2012)
 - Stove: Kenmore (2007)
 - Dishwasher: Ikea (2012)
 - Microwave: Ikea Built-in (2012)
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BREAKFAST AREA

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

- Overlooks Family Room
 - Views of Gas Fireplace in Family Room
 - Window
 - Drapes with Hardware & Finials

Finishing Touches:

- Light Fixture: Overhead Hanging
 - Floor: Pine Hardwood
 - Custom Textured Ceiling
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POWDER ROOM 2-PIECE

Simple yet classy...

- Vanity w/ Ceramic Countertop
- Dual Flush Toilet

Finishing Touches:

- Floor: Ceramic
- Decorative:

- Mirror
 - Light Fixture
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GARAGE

- Garage: Attached 1-Car
 - Access to Home – Main Foyer
 - Access to Side Yard
 - One (1) Garage Door
 - Insulated
 - Driveway: Private Drive (*Single*)
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BACKYARD

Amazing Space for those Summer BBQ's!

- Fenced Yard
 - Added Privacy Plus!
 - Wood Deck with Pergola (*2016*)
 - Perennial Gardens
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****SECOND LEVEL****

MASTER BEDROOM

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

- Closet: Walk-in
- Window:
 - Drapes with Hardware & Finials
 - Overlooks Back Yard Gardens

Finishing Touches:

- Floor: New Broadloom (*2017*)
 - Painted in Designer Colour (*2017*)
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MASTER ENSUITE – 3-PIECE

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

Features:

- Window *(2005)*
 - o Blinds
- Vanity:
 - o Counter Top: Laminate
- Shower: Separate "Stand Alone" *(2011)*
- Toilet: Dual Flush

Finishing Touches:

- Floor: Ceramic
 - Light Fixtures:
 - o One (1) Decorative *(Above Mirror)*
 - Medicine Cabinet
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****THIRD LEVEL****

Continue admiring this home when entering the Second & Third Bedrooms. These Bedrooms are ideal for a Nursery, Child, Teen or a room to suit your needs!

BEDROOM 2

Features:

- Window *(2005)*
 - o Blinds
 - o Overlooks Side Yard
- Misc.:
 - o Closet: Single Door w/ Organizer

Finishing Touches:

- Floor: New Broadloom *(2017)*
 - Light: New Decorative Overhead *(2017)*
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BEDROOM 3

Features:

- Windows: *(2005)*
 - o Blinds

- Misc:
 - o Closet: Single Door

Finishing Touches:

- Floor: New Broadloom (2017)
 - Light: New Decorative Overhead (2017)
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SECOND FLOOR – MAIN 5-PIECE BATH

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

- Window (2005)
- Vanity: Upgraded (2013)
 - o Counter Top: Granite
 - o Sinks: Double
 - o New Hardware
- Toilet: Dual Flush

Finishing Touches:

- Light Fixture: Decorative
 - Floor: Ceramic
 - Medicine Cabinet
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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:

- Windows: Four (4)

Finishing Touches:

- Floor: Laminate (2014)
 - Pot Lights (2014)
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LAUNDRY ROOM

- Door Access To:
 - o Crawl Space
- Misc.:
 - o Utility Sink with Cabinets
 - o Ceramic Floors
- Appliances:
 - o Clothes Washer: Whirlpool Cabrio Platinum (2015)
 - o Clothes Dryer: Whirlpool Cabrio Platinum (2015)

Some additional Extras of 4277 Jefton Cres include:

INCLUSIONS:

- All **Existing:**
 - o Attached Electrical Light Fixtures
 - Pot Lights, Track Lighting, Decorative & Overhead Lights
 - o Window Coverings & Attachments
 - Blinds, Drapes, Hardware & Finials where applicable
 - o Decorative Mirrors
 - In Bathrooms Only
- Kitchen Appliances:
 - o Fridge: Maytag Side by Side w/ Ice & Water Feature (2012)
 - o Stove: Kenmore (2007)
 - o Dishwasher: Ikea (2012)
 - o Microwave: Ikea Built-in (2012)
- Laundry Appliances:
 - o Clothes Washer: Whirlpool Cabrio Platinum (2015)
 - o Clothes Dryer: Whirlpool Cabrio Platinum (2015)
- 42" TV & Bracket in Family Room

EXCLUSIONS:

- Fridge in Garage

NOTES

Major Components

- Furnace: Lennox Mid Efficiency (2002 - Owned)
- Central Air Conditioner: Coleman (2003 - Owned)
- Hot Water Tank: Rheem (Rental)

- Roof (2012)
 - o Upgraded Insulation R50 (2010)
 - o Gutter Guards (2015)
 - o Additional Vent
- Windows
 - o Main Level – 2007
 - o 2nd Level – 2005 (Master Bedroom)
 - o 3rd Level – 2005
 - o Lower Level - Original

Exterior:

- Vinyl Siding (2015)
- Wood Deck (2016)

Main Level:

- Kitchen – Cabinets Upgraded (2012)
 - o Pot Lights (2012)
 - o Stone Backsplash (2012)
 - o Pot Drawers, Lazy Susan, Under Cabinet Lighting, Some Frosted Glass Front Doors

2nd Level:

- New Broadloom in all Bedrooms (2017)
- Main Bath – Upgraded (2013)
 - o New Vanity
 - o Granite Counter top
 - o Two Sinks

Lower Level:

- Laminate Floors (2014)
- Pot Lights (2014)
- Rooms Painted in Designer Colour (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.