

Every search has an end ... this home has something for everyone ...

4+1 Bedroom & 4 Bath Home with Spacious floor plan and many upgrades to please!

Enjoy over **4,200 Sq. Ft.** of Luxurious Living Space and **2,733 Sq. Ft.** on 1<sup>st</sup> and 2<sup>nd</sup> Levels.  
Open Concept Lower Level with 5<sup>th</sup> Bedroom and 3 Piece Bath

Situated on a **38.35 x 137.7 Ft lot**, boasting a Private Backyard ... no homes closely looking on your new backyard providing you with privacy & a view to enjoy!

Location, Location, Location ... 3518 is located in prestigious Erin Mills South West ... walking distance to Schools, Park, Public Transit, Stores and a short drive to Major Highways (403/407/401/QEW) as well as Clarkson GO ... Convenience Plus!

- Schools (Public, Catholic and French Immersion)
- Parks (Garthwood Park, Tom Charter Memorial Park & many others)
- Public Transit
- Go Train is minutes away (Clarkson Commute)
- Stores (Costco, Erin Mills Town Centre, Square One & More)
- Credit Valley Hospital
- Highways (403/401, 407 and a short distance to QEW)

## **Come on Inside!**

Welcome to 3217 ... Please enjoy your visit & take time to appreciate how every room offers a Unique Treasure that is sure to please everyone.

## **MAIN LEVEL**

### **FOYER**

Foyer welcomes you to 3217 Colonial Dr. ...

- Front Door Boasts
  - o Decorative Glass Inlay
- Open Curved Staircase to 2<sup>nd</sup> Floor
  - o Oak Pickets

- Coat Closet

Finishing Touches:

- Overhead Light Fixture
  - Laminate Floor
- 

## **LIVING ROOM**

Now this is Living ... Take a few steps from Foyer into the Living Room. Combined with Dining Room making this the Perfect Space to greet guests ...

This Welcoming Room features:

- Combined with Dining Room
- Window
  - o Drapes & Hardware Included

Finishing Touches:

- Broadloom
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## **DINING ROOM**

The Dining Room offers a Space to share with loved ones. Conveniently located just steps from Kitchen and combined with Living Room, making this Space Perfect for Entertaining Family and Friends.

- Combined with Living Room
- Steps from Kitchen
- Window
  - o Drapes & Hardware Included

Finishing Touches:

- Decorative Overhead Light Fixture
  - Broadloom
-

## **KITCHEN**

Bright & Clean only begins to describe how welcoming this Kitchen is. A marriage of beauty and function will be found in this Kitchen ...

- Oak Cabinets
- Walk-in Pantry (4'9" x 3'11")
- Diagonal Backsplash (2008)
- Granite Counter Top (2008)
  - o Boasting Breakfast Bar
    - 2 Stools Included
- Window with Blinds
  - o Overlooking Private Backyard

Appliances:

- 4 Appliances
  - o Kenmore Stainless Steel Fridge
  - o Kitchen Aid Stainless Steel Gas Stove Top
    - Electric / Convection Oven
  - o Danby Stainless Steel Microwave
  - o Maytag Built-in Dishwasher

Finishing Touches:

- Freshly Painted in Designer Neutral Tones
  - Overhead Light Fixtures
  - Porcelain Floor (2008)
- 

## **BREAKFAST AREA**

Breakfast Area is the perfect space for spending time with family. Enjoy the view of your Private Backyard.

Boasting:

- French Patio Door (2002)
  - o Walk out to Deck

Finishing Touches:

- Freshly Painted in Designer Neutral Tones
  - Decorative Overhead Light Fixture
  - Porcelain Floor (2008)
- 

## **BACKYARD**

Private Backyard ... no homes closely looking on your new backyard providing you with privacy & a view to enjoy!

Features:

- Fully Fenced
  - Deck
  - Natural Gas Hook-up
  - Shed
- 

## **FAMILY ROOM**

Enjoy quality time here while warming up by the Fireplace. Great for Family Time!

This Cozy Room Features;

- Wood Burning Fireplace
  - o Warm Brick Exterior
  - o Wood Toned Mantel
- Window with Blinds
  - o Overlooking Private Backyard

Finishing Touches:

- Freshly Painted in Designer Neutral Tones

- Cable TV Connection Available
  - Broadloom
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## **DEN / OFFICE**

Work from Home?

Quiet Office is separate from all other Rooms and will ensure you will be able to work in peace and quiet. Conveniently located by Foyer ...

This room features:

- Overhead Light Fixture
  - Window with Blinds
  - Broadloom
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## **POWDER ROOM - 2 PIECE**

Welcoming Powder room is conveniently located just off the Foyer and close to the Den / Office.

Finishing Touches:

- Decorative Light Fixture above Mirror
  - Pedestal Sink
  - Decorative Mirror
  - Laminate Floor
- 

## **LAUNDRY ROOM**

This Room was designed for practicality... Catering to all of your family's needs, and is conveniently located on Main Level.

- Sunken Room
  - Entry from Garage
  - Access to Side Yard
- o Boasting Decorative Glass Inlay with Blinds

- Sink
  - Closet
  - 2 Kenmore Appliances
    - o High Efficiency Clothes Washer
    - o Clothes Dryer
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## **2 CAR GARAGE**

- Automatic Garage Door Opener (1)
  - Access to Home – Laundry Room
  - 2 Windows
  - Interlocking Double Driveway
    - o Enough Space for 3 Cars
- 

## **SECOND LEVEL**

As you make your way up the Staircase to the 2<sup>nd</sup> Level, make sure to notice all the great features;

- Open, Curved Staircase to 2<sup>nd</sup> Floor
  - o Oak Pickets
- Window with Blinds
  - o Overlooking Front Yard

Finishing Touches:

- Overhead Light Fixture
- Broadloom

## **MASTER BEDROOM**

Celebrate the beauty of everyday with your new spacious Master Bedroom retreat.

This captivating Room Boasts:

- Elegant Double Door Entry

- 2 Windows with Blinds
  - o Overlooking Private Backyard
  - o Drapes & Hardware Included
- Walk-in Closet
- 2<sup>nd</sup> Closet
  - o With Closet Organizer

Finishing Touches:

- Overhead Light Fixture
- Broadloom

## **MASTER ENSUITE – 5 PIECE**

“Spa Like” ... Renovated in 2010 and Designed for you to relax after a long day at the office.

Fully inviting with:

- Window
  - o With Privacy Glass
- Large Vanity with Granite Counter
  - o His & Hers “Under Mount” Sinks
  - o Boasting Lots of Counter & Storage Space
- Spacious Separate Shower
  - o Rain Forest Shower Head
  - o Handheld Shower Head Mounted on Sliding Bar
  - o Ceramic Tiles Interior
  - o Frameless Glassed in Enclosure
- Soaker Tub
  - o Ceramic Tiles Base

Finishing Touches:

- 2 Decorative Light Fixtures above Mirror

- Overhead Light Fixture
  - Porcelain Floor
- 

## **2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> BEDROOMS**

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

These Bedrooms are ideal for a Child, Teen Suite, Guest Bedroom, or whatever you want to make it.

### **2<sup>nd</sup> BEDROOM**

Features:

- Window with Blinds
  - o Drapes & Hardware Included
- Closet

Finishing Touches:

- Overhead Light Fixture
- Broadloom

### **3<sup>rd</sup> BEDROOM**

Features:

- Window with Blinds
  - o Overlooking Front Yard
  - o Drapes & Hardware Included
- Closet

Finishing Touches:

- Overhead Light Fixture
- Broadloom



## 4<sup>th</sup> BEDROOM

Features:

- Window with Blinds
  - o Overlooking Front Yard
  - o Drapes & Hardware Included
- Double Door Closet
  - o With Closet Organizer

Finishing Touches:

- Overhead Light Fixture
  - Broadloom
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## MAIN BATH - 3 PIECE

Oh and don't forget your 3 Piece Bathroom located on the 2<sup>nd</sup> Level.

This bathroom is fully equipped with:

- Vanity with Granite Counter
  - o Built-in Cabinet
    - Providing Lots of Storage Space
- Separate Shower
  - o With Double Glass Doors
- Closet
- Window
  - o With Privacy Glass

Finishing Touches:

- Decorative:

- Light Fixture above Mirror
  - Mirror
  - Overhead Light Fixture
  - Porcelain Floor
- 

## **LOWER LEVEL**

Enjoy everything this Open Concept Basement has to offer ... Just waiting for you and your Family to enjoy!

This Spacious room is perfect for;

- Hang out with friends
- Teen Quarter
- Family Fun Area
- Office
- Recreation Room for the Family  
or just to sit back and relax!

## **RECREATION ROOM**

- 2 Windows
- Storage Closet (10'11" x 5'11")
- Storage Closet Under Stairs
- WaterStar New Generation Infrared Sauna (2011)
  - o Portable

Finishing Touches:

- Pot Lights
- Broadloom

## **GAMES ROOM**

- 2 Windows
- Shelving Units – *Not Attached*
- Kenmore Freezer – *Exclude*

Finishing Touches:

- Overhead Light Fixtures
- Cable TV Connection Available
- Laminate Floor

### **LOWER LEVEL ALSO BOASTS:**

- Utility Area (10'5" x 7'4")
  - Cold Cellar (13'9" x 3'11")
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### **5<sup>th</sup> BEDROOM**

This Bedroom is the Perfect Space for a:

- Guest Bedroom
- Manny's Quarters
- In Law Suite
- The possibilities are endless ...

Features:

- Window
- Double Door Closet

Finishing Touches:

- Overhead Light Fixture
  - Broadloom
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### **3 PIECE LOWER LEVEL BATH**

This bathroom is equipped with

- Pedestal Sink
- Separate Shower with Glass Door

Finishing Touches:

- Decorative Light Fixture above Mirror

- Decorative Mirror
  - Ceramic Floor
- 

Some additional Extras of 3217 Colonial Dr. include:

**INCLUDE:**

- All
- - o Electrical Light Fixtures
  - o Window Coverings & Attachments
  - o Decorative Mirror
    - In Bathrooms
- 2 Bar Stools – In Kitchen
- 6 Appliances
  - o Kenmore Stainless Steel Fridge (2008)
  - o KitchenAid Stainless Steel Gas Stove Top
    - Electric / Convection Oven
  - o Danby Stainless Steel Microwave
  - o Maytag Built-in Dishwasher (2008)
  - o Kenmore High Efficiency Clothes Washer (2010)
  - o Kenmore Clothes Dryer (2007)
- WaterStar New Generation Infrared Sauna – In Basement (2011)
- Shed – In Backyard
- 2 Car Garage with Automatic Garage Door Opener

**EXCLUSIONS:**

- Kenmore Freezer – In Basement

**NOTES:**

- Natural Gas Hook-up – In Backyard

- Windows (2002)
  - Patio Door – In Breakfast Area / Kitchen (2002)
  - Basement Windows (2007)
  - Central Air Conditioning - Owned (2008)
  - Hot Water Heater - Rental
  - High Efficiency Furnace - Owned (2008)
  - Roof (2008)
    - o 25 Year Shingles
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*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.*