

Welcome Home ... 4 Bedroom and 4 Bath Picture perfect Home in every way, with tasteful renovations.

This home is Spacious, Modern, Welcoming & Bright! And Let's not forget all the potential of the Lower Level ...

Enjoy over 2,800 Sq. Ft. of Luxurious Living Space with main level plus 2<sup>nd</sup> level featuring 1,892 Sq. Ft.

Situated on a 32.32 x 119.36 Ft. Lot, this home has a Beautiful Private Backyard with Patio.

Location, Location, Location ... 3920 is located in the Mature Erin Mills South West Neighbourhood, Conveniently close to everything, including:

- Schools (Public, Catholic & French)
- Parks and Golf Clubs
- Public Transit
- Go Train is minutes away (Clarkson Commute)
- Stores (Big Box Stores, Erin Mills Town Centre, Square One & More)
- Credit Valley Hospital
- Highways (403, QEW, 407 and a short distance to 401)

Enjoy all that Erin Mills South West has to offer your family ...

Fall in love with this Home the moment you drive up.

- Warm Brick & Aluminum Siding Exterior
- Welcoming Interlock front (2009)
  - o Path, Steps and Porch
- Double Car Garage with 2 Garage Doors
- Double Drive
  - o Providing plenty of parking space for Friends and Family

## **Come on Inside!**

Welcome to 3920 ... Please enjoy your visit & take time to appreciate how every room offers a Unique Treasure that is sure to please

### **MAIN LEVEL**

#### **FOYER**

Foyer Welcomes you and your Guests.

- Front Door Boasts Decorative
  - o Side Glass Inlay
    - California Shutters
- Carpeted (2014) Staircase from Main to 2<sup>nd</sup> Level
  - o Wood Pickets
- Entry from Garage
- Coat Closet
  - o With Organizer

Finishing Touches:

- Overhead Light Fixture
  - Decorative Wall Molding
  - Ceramic Floor – Foyer
  - Hardwood Floor (2009) – Hall
- 

### **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 receive guests ...

This Welcoming Room features:

- Combined with Dining Room
- Window
  - o Overlooking Front Porch
  - o Drapes & Hardware Include

#### Finishing Touches:

- Crown Molding
  - High Modern Baseboards
  - Hardwood Floor (2009)
- 

## DINING ROOM

The Dining Room offers a spacious environment to share with loved ones. Conveniently located just steps from Kitchen and combined with Living Room, making this Space Perfect for Dinner Parties!

- Combined with Living Room
- Steps from Kitchen
- Window with Blinds
  - o Hardware Included
  - o Drapes - *Excluded*

#### Finishing Touches:

- Decorative Overhead Light Fixture
    - o With Medallion
  - Crown Molding
  - High Modern Baseboards
  - Hardwood Floor (2009)
- 

## KITCHEN

Cozy only begins to describe how welcoming this Kitchen is. ..

*Open Concept Kitchen / Breakfast Area / Family Room ...*

- Cabinets
  - o Under Cabinet Lighting
  - o Built-in Microwave Shelf
- Granite Counter Top
- 4 Appliances:
  - o GE Fridge

- KitchenAid Stainless Steel Gas Stove (2010)
  - With Convection Oven
- KitchenAid Stainless Steel Built-in Dishwasher (2010)
- Panasonic Microwave

Finishing Touches:

- Crown Molding
  - High Modern Baseboards
  - Ceramic Floor
- 

## **BREAKFAST AREA**

Bright and Clean ... This Breakfast Area is Open to the Family Room, this is the perfect space for spending time with family in the morning. Enjoy Breakfast in the Morning with view of Private Backyard.

Boasting:

- Built-in Cabinet
- Window
  - California Shutters

Finishing Touches:

- Crown Molding
  - Overhead Light Fixtures
  - High Modern Baseboards
  - Hardwood Floor (2009)
- 

## **FAMILY ROOM**

Enjoy quality time here with Family and Friends while warming up by the Wood Burning Fireplace. Open Concept Kitchen / Breakfast Area / Family Room ... Great for Family, Friends and Entertaining!

This Cozy Sunken Room Features;

- Sunken Room
- Wood Burning Fireplace
  - Warm Brick Exterior

- Wood Toned Mantel
- Window
  - Overlooking Private Backyard
  - California Shutters
- Sliding Patio Door
  - Walk out to Interlock Patio in Private Backyard

Finishing Touches:

- Vaulted Ceiling
  - Decorative Overhead Light Fixture
  - Cable TV Connection Available
  - High Modern Baseboards
  - Hardwood Floor (2009)
- 

## **BACKYARD**

Spacious Backyard ready for you and your family to enjoy.

Features:

- Fully Fenced
  - Interlocking Patio
    - With 2<sup>nd</sup> Sunken Area
- 

## **POWDER ROOM – 2 PIECE**

Located just off the Foyer this Welcoming Powder is a Delight.

Featuring:

- Vanity

Finishing Touches:

- Decorative:
    - Light Fixture above Mirror
    - Wall Molding
    - Shelf above Toilet – Included
  - Ceramic Floor
-

## **GARAGE**

- 2 Car Garage with 2 Garage Doors
    - o 2 Automatic Garage Door Openers – *Not in Working Condition*
  - Access to Home - Foyer
  - Double Drive
    - o Providing Plenty of Parking Space for Friends and Family
- 

## **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;

- Carpeted (2014) Staircase from Main to 2<sup>nd</sup> Floor
  - o Wood Pickets
- Window
- Linen Closet

Finishing Touches:

- Overhead Light Fixture
- Broadloom (2014)

Be ready to be “WOW’d” by the size of all 4 bedrooms - “Ample”, “Spacious” and “Great” are words you could use to describe the bedrooms on the 2<sup>nd</sup> level ... all ready for you and your family!

## **MASTER BEDROOM**

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

This captivating Room Boasts:

- Bay Window with Blinds
  - o Overlooking Front Yard
- Walk-in Closet
  - o Overhead Light Fixture
  - o Window with Privacy Glass
  - o Closet Organizer

Finishing Touches:

- Crown Molding
- 2 Wall Sconces
- Broadloom (2014)

## **MASTER ENSUITE - 4 PIECE**

Designed for you to relax after a long day at the office.

Fully inviting with:

- Cabinet Mirror
- Vanity
- Shower / Tub
  - o Ceramic Interior Walls

Finishing Touches:

- Light Fixture above Mirror
  - Ceramic Floor
- 

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

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

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

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

Featuring:

- Window
- Closet

Finishing Touches:

- Decorative Overhead Light Fixture – *Excluded*
- Broadloom (2014)

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

Featuring:

- Window with Blinds
  - o Overlooking Backyard
- Closet

Finishing Touches:

- Overhead Light Fixture
- Broadloom (2014)

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

Featuring:

- Window
  - o Overlooking Backyard
- Double Door Closet
  - o With Organizer

Finishing Touches:

- Decorative Overhead Light Fixture
  - Broadloom (2014)
- 

### **MAIN BATH - 4 PIECE**

Oh and don't forget your 4 Piece Bathroom located on the 2<sup>nd</sup> Level.

This bathroom is equipped with:

- Vanity
- Shower / Tub
  - o Ceramic Interior Walls

Finishing Touches:

- Decorative Light Fixture above Mirror
- Marble Floor



---

## **PARTIALLY FINIHSED - LOWER LEVEL**

The Possibilities are Endless with what you could do with this Basement! Just Waiting for your Finishing Touches ...

This Spacious room is perfect for;

- Hang out with friends
  - Teen Quarter
  - Family Fun Area
  - Office
  - Recreation Room for the Family
  - 5<sup>th</sup> Bedroom
- or just to sit back and relax!

Features:

- 2 Windows with Blinds
- Built-in Shelving Unit
- Storage Closet Under Staircase

Finishing Touches:

- Track Light
  - Broadloom & Ceramic Floor
- 

## **PARTIALLY FINIHSED - DEN**

How would you use this Room to meet the needs of your Family?

This Spacious Room is perfect for;

- Teen Quarter
- Nanny's Quarter
- In-Law Suite

- Office
- Crafts Room
- Guest Bedroom
- the Possibilities are Endless ...

Boasting:

- 2 Wall Track Lights
  - Crown Molding
  - Double Door Closet
- 

## **PARTIALLY FINIHSED - LOWER LEVEL BATH - 3 Piece**

Oh and don't forget your 3 Piece Partially Finished Bathroom located on the Lower Level. Just Waiting for your Finishing Touches!

Featuring:

- Light Fixture above Vanity
  - Vanity
    - o Water Working, Needs Faucet
  - Separate Shower
    - o Needs Tiles & Enclosure
  - Toilet
  - Ceramic Floor
- 

## **LAUNDRY ROOM**

This area was designed for practicality... Catering to all of your family's needs...

- Window
  - Built-in Shelving
  - Sink
  - 2 Whirlpool Silver Appliances (2010):
    - o Clothes Washer
    - o Clothes Dryer
-

Some additional Extras of 3920 Rushton Cres. Includes:

## INCLUSIONS

- All
  - Attached Electrical Light Fixtures
  - Window Coverings & Attachments
  - Decorative Mirror
    - In Bathrooms Only
- 5 Appliances
  - GE Fridge
  - KitchenAid Stainless Steel Gas Stove (2010)
    - With Convection Oven
  - KitchenAid Stainless Steel Built-in Dishwasher (2010)
  - Panasonic Microwave
  - Whirlpool Silver Clothes Washer (2010)
  - Whirlpool Silver Clothes Dryer (2010)
- Decorative Shelving above Toilet – Main Level Powder Room

## EXCLUSIONS

- Drapes – Main Level Dining Room
- Decorative Overhead Light Fixture – 2<sup>nd</sup> Level 2<sup>nd</sup> Bedroom

## NOTE

- 2<sup>nd</sup> Level has been Freshly Painted
- 2 Car Garage with 2 Garage Doors
  - 2 Automatic Garage Door Opener (*Not in working condition*)
- Security System
  - Monitored by Reliance Protectron
  - 1 Main Pad
  - 6 Cameras
  - DVR
  - 2 Motion Sensors
  - All Windows Contacts
- Central Air Conditioner (2010)
  - High Efficiency
- Furnace (2010)
  - High Efficiency
  - Humidifier
- Hot Water Tank - Rental
- Windows (1988)

*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.*