

Welcoming & Spacious with a Touch of Class ... 3948 Rushton has it all!

Nestled in sought after Erin Mills South West ... a jewel with countless upgrades & renovations.

Spacious & functional "Updated" Kitchen is sure to impress ... offering "Open Concept" with Breakfast Area & Family Room offering views of private Backyard w/welcoming Deck.

Renovations / Upgrades / \$\$\$ spent to please!!! Including Kitchen / Baths / Hardwood Flr on main / Engineered Hardwood Flr on 2<sup>nd</sup> / new Stainless Steel Appliances for Kitchen & Laundry ... so much to offer!

Thank you for Visiting 3948 Rushton Cres.!

Total Space: Over **3,200 Sq. Ft.** *(per PLANiT Measuring)*  
1<sup>st</sup> & 2<sup>nd</sup> Floors: **2,186 Sq. Ft.** *(per PLANiT Measuring)*  
Lot Size: **31.99 x 118.11 Ft.** *(per GeoWarehouse)*

An Ideal location! ... 3948 Rushton is conveniently close to:

- Great Schools
- Parks
- 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 and 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 & Aluminium
- Stone Walkway and Steps
- Attached 2 Car Garage w/ Double Paved Driveway

**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**

- Single Front Door ... Decorative:
  - o Partial Glass Insert
  - o Side Window
- Coat Closet – Double Mirrored Door
- Staircase from Main to 2<sup>nd</sup> Level
  - o Oak Hardwood (2013)

Finishing Touches:

- Light Fixtures:
    - o Track Lights
  - Floors:
    - o Ceramic
- 

### **LIVING ROOM**

A great space to receive & welcome your guests.

- Window: *(Original)*
  - o Sheers & Hardware
  - o Overlooks Front Yard

Finishing Touches:

- Floor: Oak Hardwood (2003)
  - Crown Molding (2007)
- 

### **DINING ROOM**

Combined with Living Room ... Bright and Airy!

- Windows: *(Original)*
  - o Sheers & Hardware
  - o Overlooks Side Yard

Finishing Touches:

- Floors: Oak Hardwood (2003)
  - Light: Decorative Hanging (included)
  - Misc:
    - o Crown Molding (2007)
- 

## **FAMILY ROOM**

Open Concept with Kitchen ... Bright and Airy!

- Windows: Two (2) (Original)
  - o Blinds
  - o Overlooks Backyard

**Finishing Touches:**

- Floors: Oak Hardwood (2003)
- Misc:
  - o Wood Burning Fireplace
  - o Crown Molding (2007)

## **KITCHEN**

The Kitchen is the heart of the home. Make your favourite meals that fuel your mind & body in this glorious space.

### **Updated in 2003**

- Open Concept with Family Room
- Misc:
  - o Cabinets, Pot Drawer & Lazy Susan
  - o Counter Top: Laminate
    - Under Mount Sink
  - o Backsplash: Tumble Stone

### **Kitchen Appliances: Stainless Steel (2016)**

- o Fridge: Samsung 3 Door w/ Internal Ice Dispenser
- o Stove: Samsung Flat Top w/ Warming Center
- o Dishwasher: Samsung
- o Microwave: Samsung

**Finishing Touches:**

- Floor: Ceramic
- Lights:
  - o Decorative Overhead
- Patio Door:

- Walk out to the Back Yard
  - Vertical Blinds
- 

## **POWDER ROOM 2-PIECE**

Simple yet classy ...

- Vanity
  - Counter Top: Ceramic
- Toilet: Dual Flush *(2017)*

Finishing Touches:

- Floor: Ceramic
  - Decorative:
    - Mirror & Light
    - Wall Sconces
  - Wainscoting
  - Cabinet over Toilet
- 

## **LAUNDRY ROOM**

Features:

- Floor: Ceramic
  - Misc.:
    - Cabinet
    - Utility Sink:
    - Light Fixture: Overhead
    - Shelving
  - Appliances:
    - Clothes Washer: LG *(2016)*
    - Clothes Dryer: LG *(2016)*
- 

## **GARAGE**

- Garage: Attached 2 Car
  - Driveway: Double Paved *(Repaved 2006)*
- 

## **BACKYARD**

Amazing Space for those Summer BBQ's!

- Private & Spacious
    - o Perfect for those Summer Friends & Family Functions!!
  - Fenced Yard
    - o Spacious Wooden Deck
    - o Garden Shed
    - o Natural Gas Hookup for BBQ
- 

## **\*\*SECOND LEVEL\*\***

### **MASTER BEDROOM**

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

- Double Door Entrance
- Windows: *(Original)*
  - o Roller Shades, Drapes, Rod & Hardware
- Closet: Mirrored "His & Her"

Finishing Touches:

- Floor: Eng. Hardwood *(2012)*
  - Light: Overhead
  - Crown Molding
- 

### **MASTER ENSUITE – 5-PIECE**

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

Features:

- Window: *(Original)*
  - o Frosted for Privacy
- Vanity: *(2012)*
  - o Counter Top: Ceramic
  - o Molded Double Sinks
- Tub / Shower
- Toilet: *(2012)*
  - o Dual Flush

Finishing Touches:

- Floor:

- Ceramic (2012)
  - Decorative:
    - Light Fixture
    - Mirror
  - Misc:
    - Upgraded Faucets
- 

## **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, 3 & 4**

Features:

- Windows: (Original)
  - Drapes, Rods & Hardware
- Closet: Double Sliding Doors

Finishing Touches:

- Floors: Eng. Hardwood (2012)
  - Crown Molding
  - Light: Overhead
- 

### **SECOND FLOOR – MAIN 5-PIECE BATH**

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

Features:

- Vanity: (2014)
  - Counter Top: Ceramic
  - Molded Double Sinks
- Tub / Shower
- Toilet: (2014)
  - Dual Flush

Finishing Touches:

- Floor:

- Ceramic (2014)
  - Decorative:
    - Light Fixture
    - Mirror
  - Misc:
    - Upgraded Faucets
- 

## **\*\*FINISHED LOWER LEVEL\*\***

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

### **RECREATION AREA**

Features:

- Windows: Four (4) *(Original)*
  - Lights: Track Lighting
  - Floor: Broadloom *(2003)*
- 

### **WORKSHOP**

Features:

- Workbench
  - Shelving
- 

### **2-PIECE BATHROOM**

Features:

- Large Vanity w/Sink
  - Vinyl Floors
  - Decorative Mirror
- 

Some additional Extras of 3948 Coldstream include:

### **INCLUSIONS:**

- All **Existing:**
  - Attached Electrical Light Fixtures
    - Track, Decorative & Overhead Lights where existing
  - Window Coverings & Attachments
    - Roller Shades, Blinds, Drapes & Sheers where applicable

- Kitchen Appliances: (2016)
  - o Fridge: Samsung 3 Door w/ Internal Ice Dispenser
  - o Stove: Samsung Flat Top w/ Warming Center
  - o Dishwasher: Samsung
  - o Microwave: Samsung
  
- Laundry Appliances: (2016)
  - o Clothes Washer: LG
  - o Clothes Dryer: LG
- Misc:
  - o Shelving in Garage, Workshop & Storage Room
  - o Shed

### **EXCLUSIONS:**

- None

### **NOTES**

#### **Major Components**

- Furnace: (2004 - Owned)
- Central Air Conditioner: (2003 - Owned)
- Hot Water Tank: Enbridge (2004 - **Owned**)
- Roof (2004)
- Windows: (Original)
- Central Vacuum: (2005 - Sears Kenmore)
- Sprinkler System (Front Flower Beds)

*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.*