

# 8 Scotch Elmway

## Features:

Bedrooms: 2.

Bathrooms: 3.

Parking: Two parking spaces in double, built-in garage. Direct access to the interior and to the backyard.

Maintenance Fees: \$1,101 per month, which includes summer and winter grounds maintenance, water, building insurance, lawn sprinkler system.

Property Management: Summa Property Management 647-341-7990 (Ryan Stone).

Pet Policy: Pets are permitted.

Property Taxes: \$5,452.54 / 2022.

Possession: 90-120 days / TBD.

Charming, multi-level townhome ideal for a professional couple or empty nesters.

One of eight exclusive units. Includes a private patio and lovely perennial garden.

Parking via a double built-in garage with direct access to the suite.

Tastefully updated and maintained by current owners.

Mediterranean-inspired highlights with plaster finishes, two handsome wood-burning fireplaces, decorative tiles and terracotta flooring.

The lower level family room has direct access to the exterior gardens and patio.

The living room, next to the foyer, is located on the main floor. It features a wood-burning fireplace and a picture window overlooking the west garden.

On the next level, the fabulous, country-style kitchen features KitchenAid stainless-steel appliances, rich wood cabinetry, porcelain countertop and backsplash, hardwood flooring, and wall niches for additional storage.

The kitchen opens to a casual dining area with a bay window and built-in shelving and cabinetry.

A powder room and clothes closet are also located on this level.

A short set of stairs lead to the second bedroom or office space which is serviced by a three piece ensuite bath.

The delightful principal suite is located on the upper level and offers complete privacy.

The suite is equipped with a large walk-in closet with built-in organizers and drawers, and a spacious four-piece ensuite bath with separate water closet.

There is potential for adding a third floor within the existing attic space - speak to listing agent.

## Inclusions:

All existing appliances including KitchenAid refrigerator, stove, built-in dishwasher, Panasonic microwave with built-in exhaust fan (in as-is condition), LG washer, LG dryer, and freezer in garage. All existing window coverings, all bathroom mirrors, all interior and exterior electric light fixtures (except where excluded), all fireplace screens and equipment, air conditioning system, central vacuum and equipment (in as-is condition), garage door opener and two remotes.

## Exclusions:

All hanging artwork and collectibles, all decorative mirrors, dining room chandelier.

## Rental Equipment:

Hot water tank, rented at \$21.88/month.

## Alarm System:

Rogers alarm system (not in use), can be activated or returned to Rogers at buyer's option.

*Subject to change. Please reference Schedule B.*

## Schools:

### PUBLIC SCHOOLS

#### **Armour Heights Public School**

Grades JK to 8

#### **Owen Public School**

French Immersion

#### **York Mills Collegiate**

Grades 9 to 12

#### **Northern Secondary School**

Grades 9 to 12

### CATHOLIC SCHOOLS

#### **Blessed Sacrament Catholic School**

Grades JK to 8

#### **St. Cyril Catholic School**

French Immersion

#### **Loretto Abbey Catholic Secondary School**

Grades 9 to 12

### PRIVATE SCHOOLS

#### **The Dunblaine School**

Grades 1 to 8

#### **Bannockburn**

Grades Pre-K to 6

#### **Toronto French School**

Grades Pre-K to 12

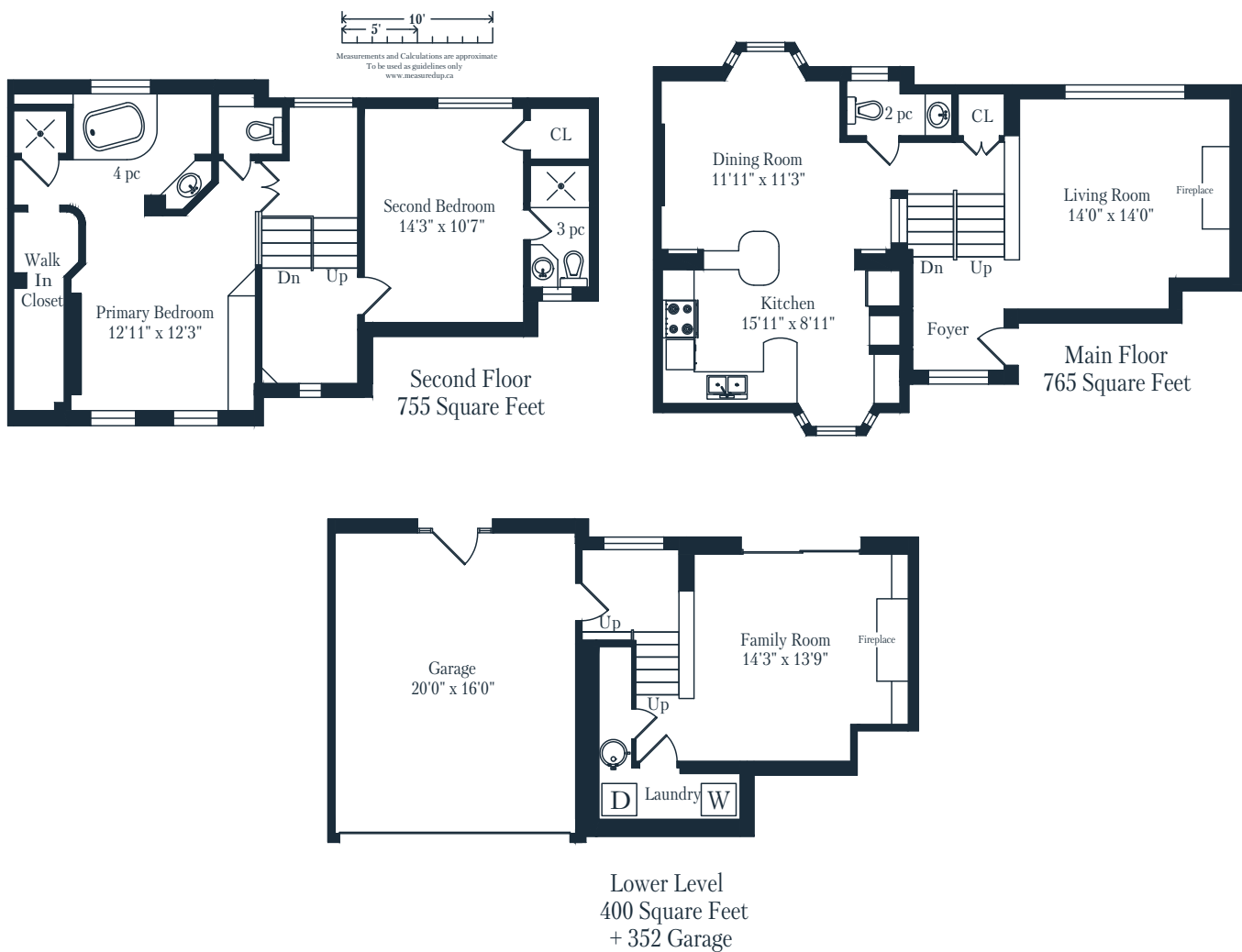
#### **Havergal College**

Grades JK to 12 (girls)

#### **Crescent School**

Grades 3 to 12 (boys)

*Prospective purchasers should satisfy themselves as to the accuracy of the information, including all measurements, contained in these feature sheets. This information is provided by sources we believe to be reliable, but which may not be, and which we cannot therefore guarantee. Not intended to solicit buyers and sellers under contract.*



## Neighbourhood:

### RECREATION

#### **York Mills Valley Park**

5 minute walk

#### **Jolly Miller Park**

11 minute walk

#### **Rosedale Golf Club**

12 minute walk

#### **Don Mills Public Golf Course**

20 minute walk

### TRANSPORTATION

#### **Yonge & Yonge Blvd Bus Stop**

4 minute walk

#### **York Mills Subway Stop**

10 minute walk

#### **Highway 401**

5 minute drive

#### **Pearson Airport**

20 minute drive

### SERVICES

#### **Toronto Fire Station 121**

3 minute drive

#### **Toronto Police Services 33 Division**

10 minute drive

#### **Sunnybrook Hospital**

11 minute drive

#### **North York General Hospital**

12 minute drive