

Welcome To  
**233 Inglewood Drive**

**Main Floor**

Foyer	2.74 x 2.44m	9' x 8'	<ul style="list-style-type: none"><li>➤ Handsome Staircase</li><li>➤ Engineered Hardwood Floors</li></ul>
Living Room	8.41 x 3.84m	27'7" x 12'7"	<ul style="list-style-type: none"><li>➤ Wood Burning Fireplace</li><li>➤ Heated Engineered Hardwood Floors</li><li>➤ Pot Lights</li></ul>
Dining Room	5.03 x 4.93m	16'6" x 16'2"	<ul style="list-style-type: none"><li>➤ Separate</li><li>➤ Wainscoting</li><li>➤ Heated Engineered Hardwood Floors</li><li>➤ Pot Lights</li><li>➤ Walk-Out to Garden</li></ul>
Kitchen	4.50 x 3.71m	14'9" x 12'2"	<ul style="list-style-type: none"><li>➤ Centre Island with Butcher Block</li><li>➤ Heated Engineered Hardwood Floors</li><li>➤ Pot Lights</li></ul>
Breakfast Area	4.32 x 3.71m	14'2" x 12'2"	<ul style="list-style-type: none"><li>➤ Engineered Hardwood Floors</li><li>➤ Pot Lights</li><li>➤ Walk-Out to Stone Patio</li></ul>
Sitting Room	6.88 x 2.77m	22'7" x 9'1"	<ul style="list-style-type: none"><li>➤ French Doors Open to Juliette Balconies</li><li>➤ Heated Engineered Hardwood Floors</li></ul>

**Second Floor**

Master Bedroom	4.52 x 4.17m	14'10" x 13'8"	<ul style="list-style-type: none"><li>➤ Double Closets</li><li>➤ Bookshelves</li><li>➤ Engineered Hardwood Floors</li><li>➤ Walk-Out to Balcony</li></ul>
Master Ensuite Washroom			<ul style="list-style-type: none"><li>➤ 4-Piece with Air Jet Tub and Large Glass Enclosed Shower</li><li>➤ Marble Tile Floor</li></ul>

Second Bedroom	3.81 x 3.61m	12'6" x 11'10"	<ul style="list-style-type: none"> <li>➤ Closet</li> <li>➤ Fireplace (non-functional)</li> <li>➤ Engineered Hardwood Floors</li> <li>➤ Bookshelves</li> <li>➤ Pot Lights</li> </ul>
Third Bedroom	3.81 x 3.53m	12'6" x 11'7"	<ul style="list-style-type: none"> <li>➤ Closet</li> <li>➤ Engineered Hardwood Floors</li> <li>➤ Pot Lights</li> </ul>
Main Washroom			<ul style="list-style-type: none"> <li>➤ 4-Piece with Marble Tile Floor</li> </ul>

### **Third Floor**

Fourth Bedroom	6.45 x 3.51m	21'2" x 11'6"	<ul style="list-style-type: none"> <li>➤ Double Room</li> <li>➤ Closet</li> <li>➤ Engineered Hardwood Floors</li> </ul>
Fifth Bedroom	4.72 x 3.30m	15'6" x 10'10"	<ul style="list-style-type: none"> <li>➤ Closet</li> <li>➤ Engineered Hardwood Floors</li> </ul>
Washroom			<ul style="list-style-type: none"> <li>➤ 3-Piece</li> </ul>

### **Basement**

Recreation Room	7.57 x 3.66m	24'10" x 12'	<ul style="list-style-type: none"> <li>➤ Wood Burning Fireplace</li> <li>➤ Broadloom</li> <li>➤ Pot Lights</li> </ul>
Games Room/ Bedroom	5.74 x 2.62m	18'10" x 8'7"	<ul style="list-style-type: none"> <li>➤ Broadloom</li> </ul>
Washroom			<ul style="list-style-type: none"> <li>➤ 3-Piece with Shower Stall</li> <li>➤ Marble Tile Floor</li> </ul>
Cedar Closet			
Laundry	4.45 x 3.20m	14'7" x 10'6"	<ul style="list-style-type: none"> <li>➤ Sink</li> <li>➤ White Tile Floor</li> </ul>
Furnace/Storage	5.31 x 4.45m	17'5" x 14'7"	

## **Additional Information**

Inclusions	<ul style="list-style-type: none"><li>➤ SubZero Refrigerator</li><li>➤ Ultraline Gas Stove</li><li>➤ Panasonic Microwave</li><li>➤ Miele Dishwasher</li><li>➤ Ultraline Exhaust</li><li>➤ Kenmore Washer and Dryer</li><li>➤ Window Coverings</li><li>➤ Electric Light Fixtures Except Where Excluded</li><li>➤ Built-In Speakers</li><li>➤ Broadloom Where Laid</li><li>➤ Sprinklers in Front and Rear Garden</li></ul>
Exclusions	<ul style="list-style-type: none"><li>➤ Electric Light Fixture in Foyer</li><li>➤ Electric Light Fixture in Dining Room</li></ul>
Upgrades	<ul style="list-style-type: none"><li>➤ Heated Floors in Kitchen, Living Room, Dining Room and Sitting Room</li><li>➤ Upgraded Electrical Panel to 200 Amps</li></ul>
Lot Size	<ul style="list-style-type: none"><li>➤ 50 x 139 Feet</li><li>➤ As per MPAC</li></ul>
Legal Description	<ul style="list-style-type: none"><li>➤ Plan 719 Lot 297</li><li>➤ Seller Does Not Have A Survey</li></ul>
Taxes	<ul style="list-style-type: none"><li>➤ \$16,351.56 per Annum (2018)</li></ul>
Parking/Drive	<ul style="list-style-type: none"><li>➤ Private Drive</li><li>➤ Detached Double Garage</li></ul>
Heating/Cooling	<ul style="list-style-type: none"><li>➤ Hot Water Gas Heating</li><li>➤ Central Air Conditioning</li><li>➤ Hot Water Tank (Rental)</li></ul>
Possession	<ul style="list-style-type: none"><li>➤ September 27<sup>th</sup> or To Be Arranged</li></ul>

*Pre-Listing Home Inspection Report is Available Upon Request.*

## Public and Private Schools

**Whitney Junior Public School**

119 Rosedale Heights Drive

**(GR. JK-06)**

(416) 393-9380

**Deer Park Junior and Senior Public School**

23 Ferndale Avenue

**(GR. JK-08)**

(416) 393-1550

**North Toronto Collegiate**

17 Broadway Avenue

**(GR. 09-12)**

(416) 393-9180

**Northern Secondary School**

851 Mount Pleasant Road

**(GR. 09-12)**

(416) 393-0270

**Branksome Hall(Girls)**

10 Elm Avenue

**(GR. JK-12)**

(416) 920-9741

**Bishop Strachan School (Girls)**

298 Lonsdale Rd

**(GR. JK-12)**

(416) 483-4325

**Upper Canada College (Boys)**

200 Lonsdale Road

**(GR. SK-12)**

(416) 488-1125

**Crescent School (Boys)**

2365 Bayview Avenue

**(GR. 3-12)**

(416) 449-2556

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. For further clarification regarding Toronto Public Schools please contact the school directly or visit [TDSB.on.ca](http://TDSB.on.ca)