

Daniels Grove “Luxury” Townhome Complex ... Ideal Location in Erin Mills!

Show Stopper & One of the Largest Units in this Executive Townhome Complex. Offering Thousands in Reno’s & Welcoming Features, this desirable unit includes a Double Car Garage & 2 Master Bedrooms boasting Ensuites.

Unit 118 will introduce you to impressive features that you’ll find hard-to-resist.

Open Concept Main Level includes upgraded Gourmet Kitchen with Quartz Counter, Under Cabinet Lighting, plenty of Modernized Cabinets for storage ... views of the Fireplace in Living Room & Backyard can be enjoyed from your family size Kitchen.

Finished Lower Level features an “L-Shape” Recreation Area, 3pc Bath, Large Laundry Room & an abundance of Storage Rooms that fits any busy lifestyle.

Located in sought after John Fraser / Gonzaga School District, with the convenience of Stores / Parks / Malls / Public Transit all within a short distance.

Total Space: Over **2,200 Sq. Ft.** *(per PLANiT Measuring)*
1st & 2nd Floors: **1,543 Sq. Ft.** *(per PLANiT Measuring)*

An Ideal location! ... 118-5662 is conveniently close to:

- Great Schools
- Parks & Community Centre
- Accessible Public Transit
- GO Bus (Erin Mills) / GO Train (Streetsville GO) are minutes away
- Shopping Malls (Erin Mills Town Centre & More)
- Credit Valley Hospital
- Highways (403/401/407 & a short distance to QEW)

Convenience Plus! Making this neighborhood the perfect area to call Home!

Take the first step into your new home..!

- Exterior: Brick & Wood
- Attached 2 Car Garage
 - o Mutual Driveway
 - Repaved (2016)

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

- Coat Closet – Double Doors
- Door Access to:
 - o Garage ... Convenience Plus!
- Staircase:
 - o Broadloom on Stairs with Underpad
 - o Oak Spindles

Finishing Touches:

- Light Fixtures:
 - o Overhead: Two (2)
 - Floor: Ceramic
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POWDER ROOM 2-PIECE

Simple yet classy ...

- Sink: Pedestal

Finishing Touches:

- Floor: Ceramic
 - Decorative:
 - o Light Fixture
 - o Mirror
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LIVING ROOM

Spend quality time with the entire family in this warm & comforting Living Room.

- Combined with Dining Room
- Window:
 - o California Shutters
 - o Overlooks Backyard

- Fireplace: Gas
 - o Decorative Mantle
 - o Marble Surround
 - o Decorative Niche Above
 - Great for TV or Accent Pieces!

Finishing Touches:

- Floor: Hardwood *(2009)*
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DINING ROOM

Exudes Timeless Elegance ... Great space to celebrate any occasion or host dinner parties!

- Combined with Living Room
- Walk-out to Backyard
 - o Patio Door
 - California Shutters *(2016)*

Finishing Touches:

- Floor: Hardwood *(2009)*
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KITCHEN

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

- Combined with Breakfast Area
- Misc:
 - o Cabinets, Drawers: "Modernized" *(2016)*
 - Plenty of Storage Space for your Everyday Needs!
 - o Counter Top: Quartz *(2016)*
 - Double Sinks *(2016)*
 - Garburator *(2014)*
 - Filter Water for Fridge *(Under Sink)*
- **Kitchen Appliances:**
 - o Fridge: Maytag 2-Door *(2012/2013)*
 - o Stove: Frigidaire Flat Top *(2012/2013)*
 - o Dishwasher: Whirlpool
 - o Microwave: Gold Star *(2012/2013)*

Finishing Touches:

- Floor: Ceramic
 - Under Cabinet Lighting
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BREAKFAST AREA

Cozy & Convenient Area ...

- Window:
 - o California Shutters
 - o Overlooks Front

Finishing Touches:

- Floor: Ceramic
 - Light Fixture:
 - o Overhead
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GARAGE

- Garage: Attached 2-Car
 - o Windows: Two (2)
 - o Door from Garage to Home – Main Foyer
 - o Loft, Storage (*Included*)
 - Misc:
 - o Garage Door: One (1)
 - Insulated (*2016*)
 - o Garage Door Opener: One (1)
 - o Remote Control: One (1) Existing
 - Driveway: Mutual Driveway
 - o Repaved (*2016*)
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BACKYARD

Amazing Space for those Summer BBQ's!

- Partially Fenced Yard ...
 - o Walk-out from Dining Room
 - o Patio Area
 - o Access to Walking Path
 - o Natural Gas Hookup for BBQ!

- With Grass Area for you to Enjoy!
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****SECOND LEVEL****

MASTER BEDROOM

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

- Closet: Walk-in
 - Light Inside
 - Drawers *(Excluded)*
- Windows *(2017)*
 - California Shutters *(2016)*
 - Overlooks Backyard
- Sitting Area ... Perfect “Reading Nook”

Finishing Touches:

- Floor: Hardwood *(2010)*
 - Exotic Maple
 - TV & TV Brackets *(Excluded)*
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MASTER ENSUITE – 5-PIECE

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

Features:

- Vanities: Two (2)
 - Cabinets: Refaced Doors *(2017)*
 - Sinks: “His & Hers” *(2017)*
 - “Make-up” Area Between Sinks
- Shower: Stand-Alone
 - Glassed-In
- Soaker Tub: Four (4) Jets
 - Timer Control on Wall
- Window *(2016)*
 - California Shutters

Finishing Touches:

- Floor: Ceramic
- Light Fixtures: Two (2)
 - Decorative

2nd BEDROOM

Continue admiring this home when entering the Second Bedroom. Ideal for a Nursery, Child, Teen or a room to suit your needs!

Features:

- Window *(2017)*
 - o California Shutters
 - o Overlooks Front
- Misc.:
 - o Closet: Almost "Wall-to-Wall"
 - Sliding Doors: Three (3)

Finishing Touches:

- Floor: Hardwood *(2010)*
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2nd BEDROOM ENSUITE - 4-PIECE

Oh & don't forget your 4-Piece Ensuite in the Second Bedroom!

- Vanity *(Refaced 2017)*
- Soaker Tub with Shower

Finishing Touches:

- Light Fixture: Decorative
 - Floor: Ceramic
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****FINISHED LOWER LEVEL****

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

RECREATION AREA - "L-Shape"

Features:

- Window: One (1)
 - o Blinds
- Floor: Laminate *(2015)*
- Light Fixtures:
 - o Overhead: Two (2)

- Shelves: Built-in
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3-PIECE BATH

Features:

- Shower: Stand-Alone *(with Light)*
 - Light Fixture: Overhead *(2002)*
 - Floor: Ceramic
 - Misc.: Mirrored Cabinet
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LAUNDRY AREA

- Vanity with Sink
 - Cupboards: Built-in
 - Light Fixture: LED
 - Misc. *(Excluded)*
 - o Upright Freezer: Amana
 - o Fridge: Estate 2-Door
 - Laundry Appliances:
 - o Clothes Washer: Whirlpool Front Load *(2013)*
 - o Clothes Dryer: Maytag Drying Center *(2009)*
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Some additional Extras of 118-5662 Glen Erin Dr. include:

INCLUSIONS:

- All **Existing:**
 - o Attached Electrical Light Fixtures
 - Decorative & Overhead Lights where existing
 - o Window Coverings & Attachments
 - California Shutters, Blinds where applicable
 - o Decorative Mirrors
 - In Bathrooms Only
- Kitchen Appliances:
 - o Fridge: Maytag 2-Door *(2012/2013)*
 - o Stove: Frigidaire Flat Top *(2012/2013)*
 - o Dishwasher: Whirlpool
 - o Microwave: Gold Star *(2012/2013)*
- Laundry Appliances:

- Clothes Washer: Whirlpool Front Load *(2013)*
- Clothes Dryer: Maytag Drying Center *(2009)*
- Wireless Security System

EXCLUSIONS:

- Master Bedroom:
 - Drawers in Walk-in Closet
 - TV & TV Brackets
- Lower Level:
 - Upright Freezer: Amana
 - Fridge: Estate 2-Door
 - Shelving in Cold Room

NOTES

Major Components

- Furnace: Lennox High Efficiency *(2016 - Owned)*
- Central Air Conditioner: Lennox High Efficiency *(2016 - Owned)*
- Hot Water Tank *(2009-Rental)*
- Roof *(2014, Condo Corp Responsibility)*
- Windows *(Condo Corp Responsibility)*
 - 2nd Level *(2016 & 2017)*
 - Main & Lower Levels *(Original)*
- Central Vacuum *(New Motor, 2013)*
- Water Softener: Culligan *(2015 - Owned)*

Renovations / Upgrades / Extras:

- Main Level:
 - Floor: Hardwood *(Living/Dining, 2009)*
 - Kitchen: Updated
 - “Modernized” Cabinets & Drawers *(2016)*
 - Quartz Counter *(2016)*
 - Double Sinks *(2016)* / Garburator *(2014)*
 - Under Cabinet Lighting
 - California Shutters:
 - Living/Dining/Breakfast Area
 - Dining Room – Walk-out Backyard
- 2nd Level:
 - Windows *(Bedrooms, 2017)*
 - California Shutters

- Floor: Hardwood (*Bedrooms, 2010*)
- Lower Level:
 - Floor: Laminate (*2015*)
 - 3pc Bath
- Backyard: Natural Gas Hookup for BBQ
- Most Rooms Painted in Designer Colour (*2017*)

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.