

Classic & Function Wrapped in One ... Welcome to 1899 Folkway Dr!

Outstanding details are found in this 4+1 Bedroom, 5 Bath Luxury Home in the highly coveted area of Sawmill Valley. Fall in love with its exceptional craftsmanship that your family will enjoy for years to come. The luxurious exterior will leave you in awe as you pull into the driveway ...

Claim Your Castle at 1899 Folkway!

Total Space: Over **5,300 Sq. Ft.** *(per GeoWarehouse)*

1st & 2nd Floors: **3,456 Sq. Ft.** *(per GeoWarehouse)*

Lot Size: **59.06 x 127.95 Ft.** *(per GeoWarehouse)*

An Ideal location! ... 1899 Folkway Drive is conveniently close to:

- Great Schools
- Parks & Community Centre
- Accessible Public Transit
- Go Train (Erindale GO) is minutes away
- Shopping Malls (Erin Mills Town Centre, Square One & More)
- Credit Valley Hospital
- Highways (403/407/QEW & 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 & Stone
- Attached 2-Car Garage
 - o Private Double Driveway
- Roof: Marley
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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

- Entry: Two (2) Front Doors *(2012)*
 - o Full Decorative Glass Inlay
 - o Closet on Each Side of Doors
- Staircase: Wood
 - o Open from Lower to 2nd Level
 - o Accent Runner
- Wainscoting Wall Accent

Finishing Touches:

- Pot Lights
 - Crown Molding
 - Floor: Ceramic
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LIVING ROOM

Exudes Timeless Elegance ... Great space to receive & welcome your guests.

- Double French Doors
 - o Bevelled Glass
- Window: Bay *(2011)*
 - o Drapes, Sheers & Hardware
 - o Overlooks Front Yard
- Wainscoting Wall Accent

Finishing Touches:

- Crown Molding
 - Floor: Hardwood
-

DINING ROOM

A Formal Dining Room ... Sophisticated area to celebrate any occasions or host dinner parties!

- French Doors ... to Kitchen
- Window *(2011)*
 - o Drapes, Sheers, Hardware & Finials
 - o Overlooks Backyard
- Wainscoting Wall Accent

Finishing Touches:

- Crown Molding
 - Floor: Hardwood
 - Chandelier *(Included)*
 - o Decorative Medallion
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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 ... Updated *(2014)*
 - Lazy Susan
 - Pantry Cabinet *(2014)*
 - o Sinks: 1 1/2 (Under Mount)
 - o Counter Top & Backsplash: Granite
- **Kitchen Appliances:**
 - o Fridge: Jenn Air 3-Door S/S *(2013)*
 - Water & Ice Dispenser
 - o Cook Top: Jenn Air Flat Top – built-in
 - o Range Hood: Jenn Air – built-in S/S
 - o Dishwasher: Jenn Air – built-in S/S *(2014)*
 - o Oven: Jenn Air – built-in S/S

Finishing Touches:

- Floor: Ceramic
 - Pot Lights *(LED)*
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BREAKFAST AREA

Start your mornings with a hearty meal with the family in your Breakfast Area.

- Combined with Kitchen
- Windows *(2011)*
 - o California Shutters
- Walk-out to Raised Deck in Backyard
- Skylight: Three (3)
 - o Allows for Natural Light In!

Finishing Touches:

- Lighting:
 - o Pot Lights
 - o Track Lighting
 - Floor: Ceramic
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FAMILY ROOM

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

- Fireplace: Gas *(2011)*
 - o Stone Front
- Walk-out to Raised Deck
 - o Patio Door *(2011)*
 - Drapes & Hardware
- Wainscoting Wall Accent

Finishing Touches:

- Crown Molding
 - Floor: Hardwood
-

OFFICE / DEN

Looking for a Home Office? You got it! Quiet & Private space on the Main Level.

- Window *(2011)*
 - o Blinds
 - o Overlooks Side Yard
- Built-in:
 - o Desks: Two (2)
 - o Cabinets

Finishing Touches:

- Track Lighting
 - Floor: Hardwood
-

POWDER ROOM 2-PIECE

Simple yet classy ...

- Pedestal Sink
- Toilet: Toto (2012)

Finishing Touches:

- Pot Light
 - Crown Molding
 - Floor: Ceramic
 - Decorative Mirror
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LAUNDRY ROOM

- Floor: Ceramic
 - Sink with Cabinet
 - Closet / Storage
 - Built-in:
 - o Cabinets
 - o Shelf
 - Access to:
 - o Garage
 - o Side Yard
 - Security System Main Panel

 - Appliances:
 - o Clothes Washer: Maytag Front Load (2014)
 - o Clothes Dryer: Maytag Front Load
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GARAGE

- Garage: Attached Double Car
 - o Loft & Cabinets (Included)
 - o Access to Home – Main Level Laundry Room
 - Misc:
 - o Garage Doors: Two (2)
 - o Garage Door Openers: Two (2)
 - o Remote Controls: Two (2) Existing

 - Driveway: Private Double
 - o Interlock Stone
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BACKYARD

Amazing Space for those Summer BBQ's!

- Deck: Raised
 - Pool: In-Ground "Kidney-Shaped"
 - o Salt Water (2012)
 - o Pool Accessories (Included)
 - Diving Board
 - Liner (2012)
 - Heater (2014)
 - Cover
 - Filter (2014)
 - Pump (2016)
 - Pool Shed on Concrete
 - With Electrical
 - Patio Area
 - o Interlock Stone
 - Gazebo
 - o Perfect spot for an afternoon tea!
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****SECOND LEVEL****

MASTER BEDROOM

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

- Entry: Double Door
- Closets: "His & Hers", (One (1) Walk-in)
- Windows (2011)
 - o Blinds, Drapes, Hardware & Finials
 - o Overlooks Backyard
- Wainscoting Wall Accent
- Sitting Area ... Relax & Unwind after a hectic day!

Finishing Touches:

- Floor: Hardwood
 - Lighting:
 - o Pot Lights
 - o Decorative Light Fixture
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MASTER ENSUITE – 6-PIECE

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

Features:

- Window (2011)
 - o Blinds
 - o Overlooks Side Yard
- Vanity
 - o Sinks: “His & Hers”
- Soaker Tub with Jets
 - o Control on Wall
- “Stand-Alone” Shower
 - o Glass Front
- Toilet & Bidet

Finishing Touches:

- Floor: Ceramic
 - Pot Lights
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2nd, 3rd & 4th 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

Features:

- Window (2011)
 - o Blinds
 - o Overlooks Backyard
- Misc.:
 - o Closet: Single Door

Finishing Touches:

- Floor: Hardwood
 - Light Fixture: Overhead
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BEDROOM 3

Third Bedroom ideal for a Nanny Suite, Teen Suite, In-Law Suite.

Features:

- Window (2011)
 - o Blinds
 - o Overlooks Front Yard
- Misc:
 - o Closet: Double Door

Finishing Touches:

- Floor: Hardwood
 - Light Fixture: Overhead
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BEDROOM 4

Features:

- Window (2011)
 - o Silhouette Shade
- Misc:
 - o Closet: Double Door

Finishing Touches:

- Floor: Hardwood
 - Light Fixture: Overhead
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4th BEDROOM ENSUITE – 2 PIECE

... Convenience Plus!!

Features:

- Vanity with Cabinet

Finishing Touches:

- Floor: Ceramic
 - Pot Light
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SECOND FLOOR – MAIN 5-PIECE BATH

Oh & don't forget your 5-Piece Bath located on the 2nd Level.

- Window (2011)
 - o Silhouette Shade

- Overlooks Side Yard
- Vanity
 - Counter Top: Granite
 - Sinks: "His & Hers" (*Under Mount*)
- Soaker Tub / Shower
 - Glass Enclosure

Finishing Touches:

- Pot Lights
 - 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 ROOM

Features:

- Windows: Oversized (*Above Ground*)
 - Walk-out to Backyard
 - Patio Door (*2011*)
 - Fireplace: Gas
 - Pot Lights
 - Floor: Ceramic
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5TH BEDROOM

Features:

- Window: Oversized (*Above Ground*)
 - Pot Lights
 - Floor: Ceramic
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EXERCISE ROOM

Features:

- Double Doors to Backyard
- Windows: Large (*Above Ground*)
- Pot Lights
- Floor: Ceramic
- Misc.: Upright Freezer: Kenmore (*Excluded*)

3-PIECE BATH

Features:

- Vanity with Mirror
 - Toilet Room *(Separate)*
 - o Cabinet on Wall *(Built-in)*
 - “Stand-Alone” Shower *(Separate)*
 - Closet / Storage Room
 - Pot Lights
 - Floor: Ceramic
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2ND OFFICE

Features:

- French Doors ... Glass
 - Window: Large *(Above Ground)*
 - Ceiling: Coffered
 - Corner Seats: Built-in
 - Lighting:
 - o Pot Lights
 - o Track Lights
 - Floor: Ceramic
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OTHER FEATURES

- Cold Cellar
 - o Cedar Lined
 - o Floor: Ceramic
 - o Shelves: Built-in
 - Workshop
 - o Shelves, Tables & Hanging Light *(Excluded)*
 - Storage / Closet
-

Some additional Extras of 1899 Folkway Dr include:

INCLUSIONS:

- All **Existing:**
 - Attached Electrical Light Fixtures
 - Pot Lights, Track Lighting, Chandelier, Decorative & Overhead Lights where existing
 - Window Coverings & Attachments
 - California Shutters, Blinds, Drapes, Hardware & Finials where applicable
 - Decorative Mirrors
 - In Bathrooms Only
- Kitchen Appliances:
 - Fridge: Jenn Air 3-Door S/S (2013)
 - Water & Ice Function
 - Cook Top: Jenn Air Flat Top Built-in
 - Range Hood: Jenn Air Built-in S/S
 - Dishwasher: Jenn Air Built-in S/S (2014)
 - Oven: Jenn Air Built-in S/S
- Laundry Appliances:
 - Clothes Washer: Maytag Front Load (2014)
 - Clothes Dryer: Maytag Front Load
- Garage: Loft & Cabinet
- Pool Accessories:
 - Diving Board
 - Liner (2012)
 - Heater (2014)
 - Pump (2016)
 - Filter (2014)
 - Cover
 - Pool Shed

EXCLUSIONS:

- Lower Level:
 - Upright Freezer: Kenmore
 - Shelves, Tables/Benches & Hanging Light in Workshop

NOTES

Major Components

- Furnace: Amana (2012 - Owned)
 - o Humidifier & Filter
- Central Air Conditioner: Ruud (2006 - Owned)
- Water Heater: Tankless (2013 - Owned)
- Roof: Marley
- Windows (Most 2011)
- Central Vacuum: Beam
 - o All Accessories Included
- 200 Amp Service
 - o 100 Amp Sub-panel
- Home Security System: Alarm Force
 - o Main Panel in Laundry Room
 - o Monthly Contract (Buyer Can transfer at no cost)
- Sprinkler System
 - o 5 Channels, Approx 8 Heads
 - o Main Panel in Garage

Misc.:

- Exterior:
 - o Pot Lights in Soffit
 - o In-Ground Pool: "Salt Water"
- Main Level:
 - o Front Doors w/Glass Inserts (2012)
 - o Floor: Hardwood (Living, Dining, Family Rooms & Office)
Ceramic (Foyer, Kitchen/Breakfast, Powder Rm & Laundry)
 - o Kitchen: Upgraded Cabinets & Drawers (2014)
 - Counter Top & Backsplash: Granite
 - Skylights: Three (3), Breakfast Area
 - o Family Room: Gas Fireplace (2011)
 - o Walk-out to Deck in Backyard: Two (2), Breakfast Area & Family Room
- 2nd Level:
 - o Floor: Hardwood (Bedrooms)
 - o Three (3) Bathrooms ... Convenience Plus!!
 - Master Bedroom: 6pc Ensuite
 - 4th Bedroom: 2pc Ensuite
 - Main Bath: 5pc w/Granite Counter Top
- Lower Level:
 - o Walk-out to Pool in Backyard: Two (2), Recreation Room & Gym Area
 - o 5th Bedroom
 - o Recreation Room with Gas Fireplace

- 3pc Bath
- Cold Room
- Crown Molding
- Wainscoting
- French Doors
- Pot Lights

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.