

A Marriage of Style & Sophistication ... 3695 Sawmill Valley Drive Welcomes You.

Impressively Landscaped with a Resort-style flare, 3695 is the essence of Luxurious Living that will cater to your Lifestyle for years to come ... with Timeless & Elegant features. Pristine attention has been given to every Detail ... this home is perfect for the Buyer looking for the “right” place to call HOME!

Well-Appointed & Stylishly Designed, this Entertainer’s Kitchen offers clean sophisticated lines with “Tony Daly” Cabinetry & functional Island to comfortably sit 10 ... while overlooking Family Room & private Backyard with In-Ground Pool ... boasting no homes directly behind. Enjoy magical time, inside or out!

Exclusive neighborhood of Sawmill Valley ... location is sought after for the prestigious Schools, proximity to Hwys; Public Transit; GO Train; Parks; Shopping & more.

Thank You for Visiting 3695 Sawmill Valley Dr.

Total Space: Over **4,300 Sq. Ft.** *(per PLANiT Measuring)*

1st & 2nd Floors: **2,736 Sq. Ft.** *(per PLANiT Measuring)*

Lot Size: **66.40 x 141.07 Ft.** *(per GeoWarehouse)*

An Ideal location! ... 3695 Sawmill Valley 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
- Attached 2-Car Garage
 - o Private Double Driveway
- Roof *(2015)*
 - o 40-year Shingles

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: Single Front Door
 - o Decorative Partial Glass Inlay
 - o Full Glass Inserts on Each Side of Door
- Staircase:
 - o Broadloom on Stairs *(2011)*
- Floor:
 - o Ceramic
 - o Hardwood – Maple *(2011)*

Finishing Touches:

- Crown Molding
 - Light Fixtures: Decorative Overhead
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LIVING ROOM & DINING ROOM - COMBINED

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

- Windows: Two (2)
 - o Bow *(Living Room)*
- Fireplace: 3-Sided Gas *(2012)*
- Pocket Door Access *(2011)*
 - o To Kitchen
 - o Beveled Glass

Finishing Touches:

- Crown Molding *(2011)*
 - Floor: Hardwood – Maple *(2011)*
 - Light Fixture *(Included)*
 - o Decorative Overhead *(Dining Room)*
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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.

- "Custom" Kitchen – Renovated in 2011 *(By Tony Daly)*
- Window: Oversize
 - o Overlooks Backyard
- Misc:
 - o Cabinets, Drawers ... Chic & Modern
 - Slow-Closing
 - Some with Glass Front *(Light Inside)*
 - Pot Drawers
 - Under Cabinet Lighting
 - o Counter Top: Granite
 - Sink: 1 ½ (Under Mount)
 - o Backsplash: White Limestone & Marble
 - o Vac Pan: Central Vac Feature
 - Suctions Dirt In & Gone!
 - Broom Closet Above
- **Kitchen Appliances:**
 - o Fridge: LG "French" Door S/S *(2011)*
 - Water & Ice Dispenser
 - o Stove: Bosch, 5-Burner Gas, built-in *(2011)*
 - o Range Hood: Futuro Moon Crystal Island S/S *(2011)*
 - o Dishwashers (2): Miele – Wood Paneled Front *(2011)*
 - One Located in Kitchen Island
 - o Oven: Jenn Air Smart Oven & Micro wave Convection *(2011)*
 - o Wine Cooler: Allavino *(2015)*
 - Holds 12/Shelf (Approx 140 Bottles)
 - o Bar Fridge: Danby *(In Kitchen Island)*

Finishing Touches:

- Floor: Ceramic *(2011)*
- Lighting:
 - o Pot Lights
 - o Hanging Decorative Lights (2) – Over Island

BREAKFAST AREA

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

- Windows: Oversize

- Almost Floor-to-Ceiling
- Walk-out to Raised Deck in Backyard
 - Patio Door
- Pantry Cabinet: 24" Each Side
 - Built-in Desk
- Kitchen Island: 4 ½ x 8 ½
 - Seats 10 comfortably
 - Counter Top: Granite
 - Under Mount Sink
 - Electrical: Two (2) Outlets
 - One (1) at Each End
 - 2nd Dishwasher with Wood Overlay

Finishing Touches:

- Light Fixtures: Decorative Overhead (2)
 - Floor: Ceramic
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FAMILY ROOM

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

- Open Concept ... with Permit
 - Beam Inserted
 - Permit with City "Closed"
- Fireplace: Gas (2011)
 - Slate Accent
 - With Remote Control
 - Valour Legend (Brand)
- Walk-out to Raised Deck
 - Patio Door
- Misc.:
 - TV (Excluded)
 - TV Brackets (Included)

Finishing Touches:

- Pot Lights (2011)
 - Crown Molding (2011)
 - Floor: Hardwood (2011)
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OFFICE / DEN

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

- Window
 - o Blinds
 - o Overlooks Side Yard
- "French-Style" Door
 - o Beveled Glass

Finishing Touches:

- Light Fixture: Decorative Overhead
 - Floor: Hardwood (2011)
-

POWDER ROOM 2-PIECE

Simple yet classy ...

- Vanity (2011)
 - o Counter Top: Granite
 - o Sink: Under Mount
- Toilet: Low-Flow - Kohler

Finishing Touches:

- Floor: Hardwood – Maple (2011)
 - Decorative Mirror & Light Fixture
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LAUNDRY ROOM

- Floor: Ceramic (2015)
 - Sink with Cabinet
 - o Upper & Lower Cabinets (Built-in)
 - Access to:
 - o Side Yard
 - Track Lighting

 - Appliances:
 - o Clothes Washer: LG Front Load (2011)
 - o Clothes Dryer: LG Front Load (2011)
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GARAGE

- Garage: Attached Double Car

- Shelving & Cabinets *(Included)*
 - Misc:
 - Garage Doors: Two (2)
 - Garage Door Openers: Two (2)
 - Existing Remote Controls
 - Key Pad on Garage Door Frame

 - Driveway: Private Double
 - Re-sealed *(2017)*
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BACKYARD

NO Homes Behind!! Privacy Plus! Amazing Space for those Summer BBQ's!

- Fenced Yard
 - Deck: Two (2)
 - Raised Deck & Ground Level
 - Railings *(2008 approx)*
 - Pool: In-Ground "Salt Water"
 - Converted to Salt Water *(2011)*
 - Pool Accessories *(Included)*
 - Diving Board
 - Liner *(2005)*
 - Heater *(2007 approx.)*
 - Hard Cover *(2012)*
 - Filter *(2006 approx)*
 - Pump, Hayward *(2017)*
 - Lawn Sprinkler *(2012)*
 - Front & Back
 - Four (4) Zones
 - Professionally Opened & Closed
 - Garden Shed (2015)
 - On Concrete Base
 - With Electricity
 - Gas Line for BBQ
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****SECOND LEVEL****

MASTER BEDROOM

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

- Windows:
 - o Roller Shades, Drapes
- Closet: Door Access to ...
 - o "Converted" Walk-in Closet

Finishing Touches:

- Floor: Hardwood (2011)
 - Light Fixture: Ceiling Fan with Light
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MASTER ENSUITE – 5-PC

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

Features:

- Renovated in 2012
- Vanity:
 - o Counter Top: Marble
 - o Sinks: "His & Hers"
- Shower: Glass Enclosed
- Soaker Tub
- Sun Roof (2012)
- Toilet: Low Flow - Kohler

Finishing Touches:

- Floor: Ceramic, Heated
 - Decorative Mirrors & Light Fixtures
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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
 - o Overlooks Backyard
- Misc.:
 - o Closet: Double

Finishing Touches:

- Floor: Broadloom (2011)
 - Light Fixture: Ceiling Fan with Light
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BEDROOM 3

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

Features:

- Window
 - o Blinds
 - o Overlooks Front Yard
- Misc:
 - o Closet: Single

Finishing Touches:

- Floor: Broadloom (2011)
 - Light Fixture: Overhead
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BEDROOM 4

Currently a Walk-in Closet ... Can be Converted back to 4th Bedroom ... Remove Door to Master & Wardrobe.

Features:

- Window
 - o Overlooks Front
- Misc:
 - o Closet: Single

Finishing Touches:

- Floor: Broadloom (2011)
 - Light Fixture: Overhead
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MAIN BATH – 5-PC

... 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
 - o Overlooks Backyard
- Vanity:
 - o Sinks: "His & Hers"
- Soaker Tub / Shower
- Toilet: Low Flow

Finishing Touches:

- Decorative Mirror & Light Fixture
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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:

- Walk-out to Backyard
- Fireplace: Gas
- Cabinets, Built-in
 - o Glass Shelving
- Speakers: Two (2) *(Included)*

- Wet Bar
 - o Glass Shelving
 - o Bar Fridge: Whirlpool *(Included)*

Finishing Touches:

- Floor: Ceramic *(2015)*
 - o Sub-Floor, Vapour Barrier
- Light Fixtures:
 - o Pot Lights
 - o Wall Sconces

- Hanging Light (*Above Pool Table, Included*)
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5TH BEDROOM

Features:

- Window: Oversized
 - “French-Style” Door
 - Mirrored Wall Accent
 - Floor: Berber Carpet
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3-Pc BATH

Features:

- Renovated in 2017
 - Pedestal Sink
 - Shower: Glass Surround
 - Toilet: Low Flow - Kholer
 - Decorative Light Fixture & Mirror
 - Floor: Ceramic
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OTHER FEATURES

- Cold Room
 - Shelves (*Included*)
 - Upright Freezer: Danby (*2012, Included*)
 - Walk-in Closet
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Some additional Extras of 3695 Sawmill Valley Dr include:

INCLUSIONS:

- All **Existing:**
 - Attached Electrical Light Fixtures
 - Pot Lights, Track Lighting, Ceiling Fan with Light, Wall Sconces, Decorative & Overhead Lights where existing
 - Window Coverings & Attachments
 - Roller Shades, Blinds, Drapes, Hardware & Finials where applicable
 - Decorative Mirrors
 - In Bathrooms Only
- Kitchen Appliances:

- Fridge: LG “French” Door S/S (2011)
 - Water & Ice Function
- Stove: Bosch 5-Burner Gas (2011)
- Range Hood: Futuro Moon Crystal Island S/S (2011)
- Dishwashers (2): Miele – Wood Paneled (2011)
- Oven: Jenn Air Smart Oven & Micro Convection (2011)
- Wine Cooler: Allavino (2015)
- Bar Fridge: Danby (Kitchen Island)
- Laundry Appliances:
 - Clothes Washer: LG Front Load (2011)
 - Clothes Dryer: LG Front Load (2011)
- Misc Appliances:
 - Wine Cooler: Allavino (2015)
 - Bar Fridge: Whirlpool (Lower Level Wet Bar)
 - Danby (Kitchen Island)
 - Upright Freezer: Danby (Cold Room, 2012)
- TV Brackets in Family Room & Master Bedroom
- Speakers: Two (2) in Lower Level
- Shelves in Cold Room
- Garage: Shelving & Cabinets
- Pool Accessories:
 - Diving Board
 - Hayward Pump (2017)
 - Hard Cover (2012)
 - Heater (2007 approx)
 - Filter (2006 approx)
 - Pool Liner (2005)

EXCLUSIONS:

- TV's in Family Room & Master Bedroom
- Pool Table

NOTES

Major Components

- Furnace: Lennox (2016 – Owned)
 - 1042 Flowthrough Humidifier / 90,000 BUTH
- Central Air Conditioner: Lennox 3Ton (2017 – Owned)
- Hot Water Tank (Rental)

- Roof (2015)
 - o 40-year Shingles
- Windows (Most 2007 approx)
- Central Vacuum
 - o All Accessories Included
- Water Filtration System: Culligan
 - o Reverse Osmosis
 - o Full Maintenance Completed 2018
- Sprinkler System
 - o 4 Zones
 - o Front & Back

Misc.:

- Exterior:
 - o Front Walkway: Sone (2008 approx)
 - o In-Ground Pool: "Salt Water"
 - o Garden Shed on Concrete (2015)
 - o Deck Railings (2008 approx)
 - o Custom Lawn Sprinkler: Front & Back (2012)
- Main Level:
 - o Living / Dining Room
 - 3-Sided Gas Fireplace (2012)
 - o Kitchen: Renovated (2011)
 - Counter Top: Granite
 - Backsplash: White Limestone & Marble
 - Kitchen Island: 4 ½ x 8 1/2
 - Vac Pan w/2 Zones (Central Vac Feature)
 - o Walk-out to Upper Deck in Backyard: Two (2), Breakfast Area & Family Room
 - o Floors: Hardwood (2011) & Ceramic (2011 & 2015)
- 2nd Level:
 - o Floor: Hardwood & Broadloom (2011)
 - o Master Ensuite: 5pc, Renovated (2012)
- Lower Level:
 - o Walk-out to Pool in Backyard
 - o 5th Bedroom
 - o Recreation Room with Gas Fireplace & Wet Bar
 - o 3pc Bath
 - o Cold Room

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.