

Brimming with Features & Opportunity ... 4165 Chadburn Awaits!

Great location ... Erin Mills Southwest Neighbourhood. Walking distance to Schools; Parks; Stores; Public Transit & close to Hwys; Malls; Hospital & lots more ... convenience plus.

This freshly painted home boasts rooms with unique features & designed with comfort & functionality in mind, including a spacious "Unspoiled Lower Level for customizing to your taste & requirements.

Open Concept Kitchen / Family / Dining Rooms make for easy & comfortable atmosphere.

Welcome Home to 4165 Chadburn Cres!

Total Space: Over 2,800 Sq. Ft. *(per PLANiT Measuring)*

1st & 2nd Floors: 1,948 Sq. Ft. *(per PLANiT Measuring)*

Lot Size: 35.76 x 127.30 Ft. *(per GeoWarehouse)*

An Ideal location! ... 4165 Chadburn is conveniently close to:

- Great Schools
- Parks & Community Centre
- Accessible Public Transit
- Go Train (Clarkson GO) is minutes away
- Shopping Malls (Erin Mills Town Centre)
- 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..!

- Brick & Aluminum Exterior
- Attached 2-Car Garage
 - o Private Double Driveway
- Roof *(2006)*
- Professionally Landscaped! Low Maintenance Property
- Enclosed Front Porch

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 Door
 - o Glass Inlay, Decorative
 - o Side Glass Insert w/ Steel Rim for added protection
- Windows – Two (2) *(2002)*
- Coat Closet – Double Folding Doors
- Staircase from Main to 2nd Level: New Broadloom *(2018)*

Finishing Touches:

- Light Fixtures: Overhead
-

DINING ROOM

An Open Concept Dining Room ... Sophisticated area to celebrate any occasions or host dinner parties!

- Window: *(2002)*
 - o Blinds
 - o Overlooks Side Yard

Finishing Touches:

- Decorative Hanging Light *(2018)*
-

KITCHEN

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

- Open Concept with Breakfast Area & Family Room
- Cabinets, Drawers ... Plenty of Storage Space
- Backsplash: Ceramic
- Sinks: Double
- Water Filter - Moen

- **Kitchen Appliances:**
 - Fridge: Kenmore 2-Dppr
 - Stove: Kenmore Flat Top
 - Dishwasher: Kenmore

Finishing Touches:

- Floor: Ceramic
 - Light Fixture: Decorative Overhead *(2018)*
-

BREAKFAST AREA

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

- Bay Window
 - Overlooks Front Yard
 - Blinds

Finishing Touches:

- Decorative Hanging Light *(2018)*
 - Floor: Ceramic
-

FAMILY ROOM

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

- Open Concept to Dining Room & Kitchen
- Windows:
 - Vertical Blinds
 - Overlooks Backyard
- Sliding Patio Doors
 - Access to Backyard
 - Vertical Blinds
- Fireplace:
 - Wood Burning
 - WETT Inspection

Finishing Touches:

- Floor: Oak Hardwood
-

GARAGE

- Garage: Attached Double Car
 - Misc:
 - o Garage Door: One (1)
 - o Garage Door Opener (2018)
 - Existing Remote Controls: Two (2), Pad
 - Driveway: Private Double
-

BACKYARD

Amazing Space for those Avid Gardeners!

- Fenced Yard ... Privacy Plus!
 - o Low Maintenance
 - o Garden Beds
 - Patio: Interlocking Stone
 - Garden Shed on Concrete Pad
-

****SECOND LEVEL****

MASTER BEDROOM

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

- Window: (2000)
 - o Blinds
 - o Overlooks Backyard
- Closet: Walk-in
 - o Light (2018)

Finishing Touches:

- Floor: Broadloom (2018)
 - Light Fixture: Decorative Overhead (2018)
-

MASTER ENSUITE – 4-PIECE

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

- Window
 - o Vertical Blinds
- Shower / Tub
 - o Bath Fitters (2017)
 - Includes Built in Shelves, Towel Rack & Grab Bar

Finishing Touches:

- Floor: Ceramic
 - Decorative: Mirror & Light
-

2nd & 3rd BEDROOMS

Continue admiring this home when entering the Second & Third Bedrooms. These Bedrooms are ideal for a Nursery, Child, Teen or a room to suit your needs!

BEDROOM 2

- Window: (2000)
 - o Blinds
 - o Overlooks Front Yard
- Misc.:
 - o Closet: Walk in
 - o Light (2018)

Finishing Touches:

- Floor: Broadloom
 - Light: Decorative Overhead
-

BEDROOM 3

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

- Windows: Two (2) (2000)
 - o Roller Shades
 - o Overlooks Front
- Misc.:
 - o Closet: Sliding Door

Finishing Touches:

- Floor: Broadloom
- Light Fixture: Decorative Overhead (2018)

SECOND FLOOR – MAIN 4-PIECE BATH

Oh & don't forget your 4-Piece Bath located on the 2nd Level.

- Window: *(2000)*
 - o Blinds
- Shower / Tub
 - o Bath Fitters *(2017)*
 - Includes Built in Shelves, Towel Rack & Grab Bar

Finishing Touches:

- Floor: Ceramic
 - Decorative Light
-

**** UNSPOILED LOWER LEVEL****

Spacious Area Awaiting Your Finishing Touches!!!

LAUNDRY AREA

- Utility Sink
- Appliances:
 - o Clothes Washer: Maytag *(2017)*
 - o Clothes Dryer: GE *(2007)*

Features:

- Windows: Three (3)
 - o Security Bars
 - Utility / Laundry Room
 - o Sink
 - o Clothes Washer: Maytag *(2017)*
 - o Clothes Dryer: GE *(2007)*
 - Misc.:
 - o Upright Freezer: Kenmore *(Included)*
-

Some additional Extras of 4165 Chadburn include:

INCLUSIONS:

- All **Existing:**
 - Attached Electrical Light Fixtures
 - Decorative & Overhead Lights where existing
 - Window Coverings & Attachments
 - Blinds, Roller Shades where applicable
 - Decorative Mirrors
 - In Bathrooms Only
- Kitchen Appliances:
 - Fridge: Kenmore 2-Door
 - Stove: Kenmore Flat Top
 - Dishwasher: Kenmore
- Laundry Appliances:
 - Clothes Washer: Maytag
 - Clothes Dryer: GE

EXCLUSIONS:

- None

NOTES

Major Components

- Furnace: Amana *(2007 - Owned)*
- Humidifier: Aprilaire *(2003)*
- Central Air Conditioner *(2003 - Owned) (as-is)*
- Hot Water Tank: *(2006 - Rental)*
- Roof *(2006)*
 - 25-year Shingles
- Windows *(2000-2009)*
- Home Security System
 - Owned
 - Not Monitored

Misc.:

- Exterior:

- Backyard Interlocking Stone Patio (2011)
- Main Level:
 - Floor: Hardwood, Oak (where existing)
 - Family Room:
 - Wood Burning Fireplace
 - Kitchen: “Family-size” Kitchen
 - Backsplash: Ceramic
- 2nd Level:
 - Master Bedroom: New Broadloom (2018)
- Lower Level: Unspoiled
 - Laundry Area
- Entire house has been freshly painted in Neutral Designer Colour (2018)

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.