



FOR SALE

ATT/ROW/TOWNHOUSE

MLS# C13817852

3 Flook Lane, Toronto, ON M2R 3Y5

Willowdale West, Toronto · M2R 3Y5

C\$ 999,000

3	4	2,250	2	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Stunning Freehold Luxury Aspen Ridge Town Home with a Private Elevator Servicing All Floors. Very Spacious Principal Living Areas. Nine Foot Smooth Ceilings, Hardwood Floors and Halogen Pot Lighting In Living Room, Dining Room and Kitchen. Center Island, Granite Counter Tops, Stainless Steel Appliances and Range Hood, Glass Mosaic Backsplash and Large Eat In Area with Walk Out to a Deck. Hardwood Staircases with Broadloom Runners and Iron Pickets. Second Floor Consists of a Generous Sized Family Room with Electric Fireplace, Four Piece Washroom, Laundry and a 3rd Bedroom with Large Closet. Third Floor (acesible by elevator also) Has the Primary Bedroom Suite with with Walk In Closet. The Ensuite has a Large Soaking Tub and Glass Shower. Also is the 2nd Bedroom with Large Closet and Juliette Balcony. The Basement (also accessible by Elevator) Has a Cold Cellar, Large Utility Room with Tub and Two Owned Water Heaters, Two Piece Powder Room, Direct Acces to the Oversized Single Car Garage and a Walk Out. BBQ Gas Line. This Home is Heated and Cooled Using Two Super Efficient Air Handler Systems, One for the Top Two Floors, and the Other for the Ground Floor and Basement. POTL Fee of \$190/Mth covers all Common Area Landscaping and Snow Removal and Garbage Collection. Very Quiet Lane Way Home with a Great Location Near Bathurst, North of Sheppard and South of Finch. Across the Road From Ellerslie Park And The West Don River Parkland With Its Vast Trail System. Also Just North of Earl Bales Park. Amazing Location.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Finished with Walk-Out
FACING	North
AGE	16-30 years
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$6,025
POSTAL CODE	M2R 3Y5
NEIGHBOURHOOD	Willowdale West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
3 Flook Lane, Toronto, ON M2R 3Y5			RE/MAX HALLMARK REALTY LTD.

Living Room	Ground	—	Hardwood Floor, Halogen Lighting, Picture Window
Living Room	Ground	—	—
Dining Room	Ground	—	Hardwood Floor, Halogen Lighting, Open Concept
Dining Room	Ground	—	—
Kitchen	Ground	—	Hardwood Floor, Granite Counters, Centre Island
Kitchen	Ground	—	—
Breakfast	Ground	—	Hardwood Floor, Family Size Kitchen, W/O To Deck
Breakfast	Ground	—	—
Family Room	Second	—	Hardwood Floor, Fireplace
Family Room	Second	—	—
Bedroom 3	Second	—	Hardwood Floor, Double Closet
Bedroom 3	Second	—	—
Laundry	Second	—	—
Laundry	Second	—	—
Primary Bedroom	Third	—	Walk-In Closet(s), 4 Pc Ensuite, Soaking Tub
Primary Bedroom	Third	—	—
Bedroom 2	Third	—	Juliette Balcony, Double Closet
Bedroom 2	Third	—	—
Utility Room	Basement	—	—
Utility Room	Basement	—	—

GALLERY





LISTING AGENT

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