



HEAPS ESTRIN
REAL ESTATE TEAM

EVERY MOVE MATTERS

41 GREEN BELT DRIVE

Don Mills

FEATURE SHEET



41 GREEN BELT DRIVE

Fabulous corner unit freehold town home in a quiet pocket in Don Mills. Abundance of natural light. This spacious three bedroom home offers main floor open concept living space with walkout

to a sun-filled balcony and eat-in kitchen with south facing private backyard. Enjoy the convenience of the built-in garage with direct access to the lower level and private driveway for two cars.

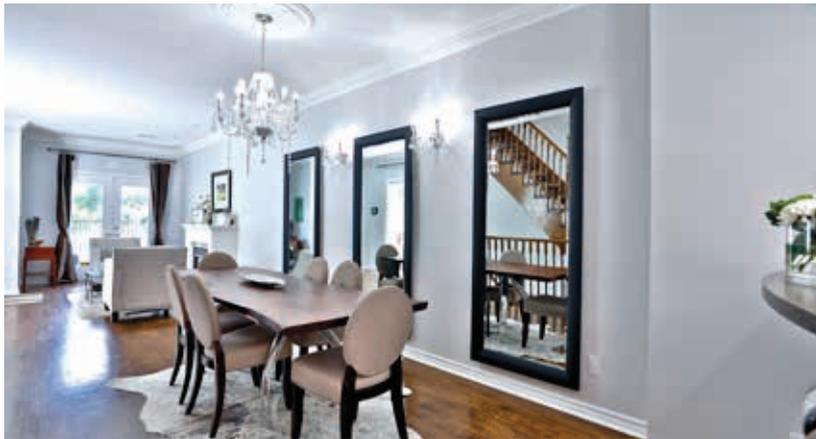
Located in a great community. Easy access to the TTC, The Shops at Don Mills, wonderful parks, the Greenbelt trails and major highway systems.

FEATURES

- Spacious three level townhouse in a quiet pocket
- Rare corner unit
- Abundance of natural light
- Open concept
- Good size principal rooms
- Hardwood floors throughout
- High ceilings throughout
- Eat-in kitchen with walkout to backyard
- Second floor family room
- Generous size bedrooms
- Second floor laundry
- Third floor master bedroom with four piece semi ensuite
- Spacious lower level with plenty of storage and access to built-in garage
- Roughed in for central vacuum
- Backyard with interlock stone and hook up for gas line
- Private driveway with built-in garage and ample parking
- Professionally landscaped gardens
- Exterior lighting
- Walking distance to some of the great parks and amenities such as Greenbelt Park, Moccasin Trail Park and Don Mills Civitan Arena which offers skating and hockey programs
- Close proximity to The Shops at Don Mills, restaurants, Edwards Gardens, Aga Khan Museum and many more amenities
- Close to TTC and highway system
- Wonderful sense of community

RECENT IMPROVEMENTS

- New carpet runner (2018)
- New carpet in recreation room (2017)
- New appliances (2017)
- New side gate/fence (2017)
- New toilets (2017)
- New tile in semi ensuite (2017)
- Painted throughout (2017)
- Window hinges replaced (2017)
- New kitchen faucet (2017)
- Replaced grout and repaired interlocking bricks on front steps (2017)
- Garbage bin storage (2017)
- Custom built-in shelving in garage (2017)
- Automated front lights (2017)
- New kitchen cabinets (2013)
- New kitchen island (2013)
- Gas line for barbecue (2013)



MAIN FLOOR

Living Room

- Hardwood floor
- Fireplace
- Crown moulding
- Pot lights
- Walkout to front balcony
- Open concept to dining room

Dining Room

- Hardwood floor
- Wall sconces
- Open concept to living room

Kitchen

- Stone tile floor
- Abundance of natural light
- Double exposure
- Large island with storage and seating for four
- Custom built-in cabinetry
- New stainless steel appliances
- Stone back splash
- Double sink
- Pot lights
- Overlooks dining room
- Walkout to backyard

SECOND FLOOR

Family Room

- Hardwood floor
- Pot lights
- Double exposure with plenty of natural light
- Bay window

Third Bedroom

- Spacious
- Hardwood floor
- Closet
- Abundance of natural light
- Overlooks backyard

Laundry Room

- Stone tile floor
- LG washer and dryer
- Storage cabinets

Four Piece Bathroom

THIRD FLOOR

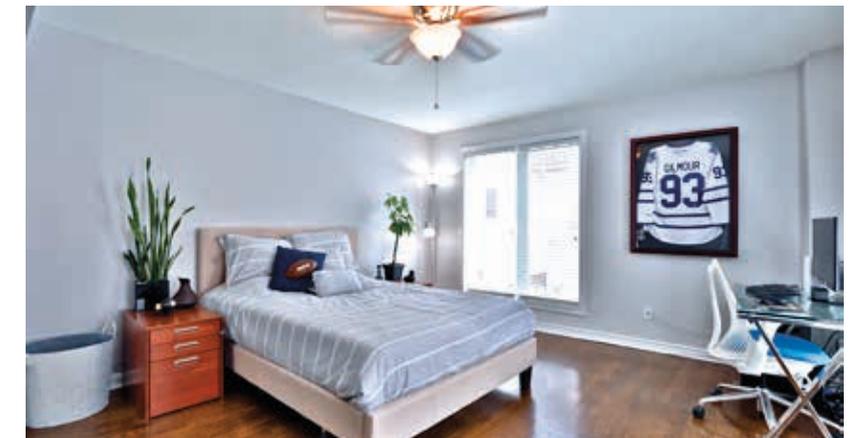
Master Bedroom

- Hardwood floor
- Two large closets
- Lots of natural light with double exposure
- Overlooks backyard

Four Piece Semi-Ensuite

Second Bedroom

- Spacious
- Hardwood floor
- Closet
- Overlooks front garden



LOWER LEVEL



Access to Garage

Recreation Room

- Broadloom
- Window

Utility Room

ADDITIONAL INFORMATION

Inclusions: Stainless steel LG double door fridge, stainless steel LG gas stove, stainless steel LG built-in dishwasher, stainless steel range hood, all window coverings, all electric light fixtures (except where excluded), broadloom where laid, television wall mounts, central air conditioning system and equipment and gas burner and equipment.

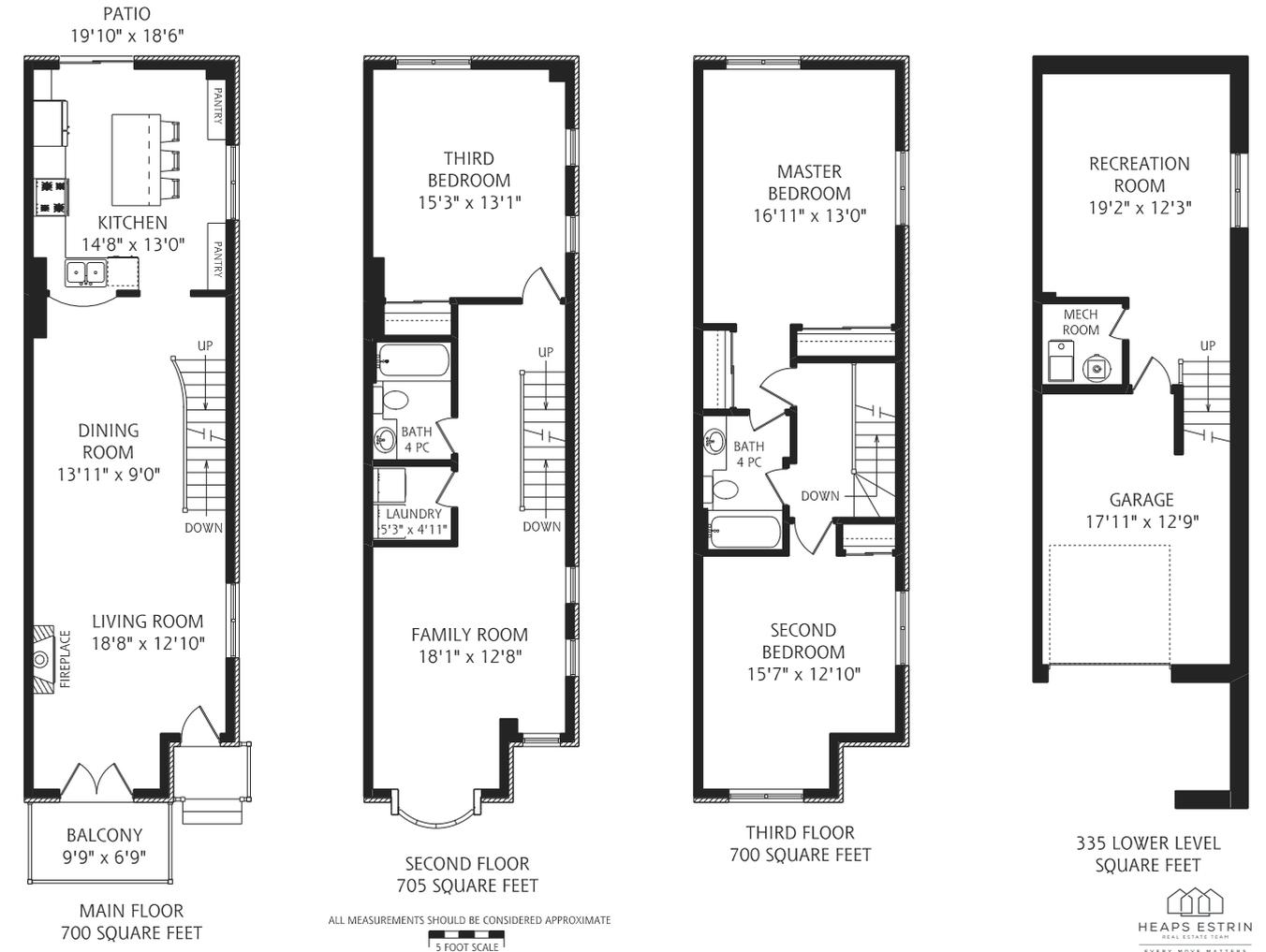
Exclusions: Wall mounted televisions, alarm system and equipment, mirrors in dining room.

- Rental Items: Hot water tank.
- Lot: 18.44 feet by 72.83 feet.
- Driveway: Private driveway with built-in garage.
- Heating: Forced air gas.
- Cooling: Central air conditioning.
- Taxes: \$4,556.58 (2018 annual).
- Possession: October 4th, 2018.

EVERY HOME HAS A STORY

Our favourite memory of this home is the community. The neighbourhood and our neighbours are truly the definition of friendly and supportive. Having our home where it is made us not only fall in love with our neighbourhood a little bit more, but appreciate the incredible community we are a part of. For the families with small children there is an amazing

community children's park around the corner with shared toys and new friends. For the families with pets, the dog community is abundant and great for play dates or long walks. Whether it's a friendly chat, neighbourly updates, a lending hand or dinners in the neighbourhood you will always feel at home.



FOR MORE INFORMATION, PLEASE VISIT 41GREENBELTDRIVE.COM

OFFERED FOR SALE AT **\$1,049,000**

HOW CAN WE HELP?

We understand the importance of finding the perfect home. Purchasing a property is more than just a transaction; it is a milestone. It's a new chapter filled with new memories.

When selling a home, our focus is on results. We appreciate your need for a smooth process. Your home is full of life, stories, and celebrations. Moving forward can be sentimental, and we want you to know you are in good hands.

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

Our down-to-earth approach provides a fresh perspective and creates lifelong relationships. Let us show you why we are #1 in Toronto and #2 in Canada for Royal LePage.



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