



3 AXSMITH CRES

Beautifully upgraded 4 bedroom, 4 bathroom home in the prime area of Don Valley Village.

Outstanding features including hardwood flooring, upgraded light fixtures, California shutters, private garden and so much more! Main kitchen features granite countertops, marble backsplash, custom cabinetry and stainless steel appliances. All bathrooms have modern built-in vanity and mirror. Master bedroom with custom built-in wall-to-wall wardrobe and modern three-piece ensuite. Fully finished lower level with separate entrance, 3 bedrooms, 1 bathroom and full kitchen for a great investment opportunity. Close to TTC, HWY 404, Seneca College, Fairview Mall, parks, shops and so much more!

PROUDLY PRESENTED BY:

Oulahen TEAM

📞 416. 222. 1212 🌐 oulahen.com



FEATURES

- › Hardwood flooring throughout
- › Luxurious light fixtures throughout
- › California shutters throughout
- › Ethernet wiring in throughout
- › New alarm system
- › New door between main floor and back hallway
- › New door by the top of the staircase to basement



LIVING ROOM/DINING ROOM

- › Foyer with ceramic tile flooring and double closet
- › Pantry and storage space with closet organizer
- › Elegant cubby and storage area
- › Large living room with bay window and French door walk-out to garden
- › Dining room with west light and custom made office space
- › Modern powder room on main level



KITCHEN

- › Open concept modern kitchen with breakfast bar
- › Granite counters, marble backsplash and new stainless steel appliances including fridge/freezer, gas stovetop, dishwasher, built-in oven and microwave, and range hood fan





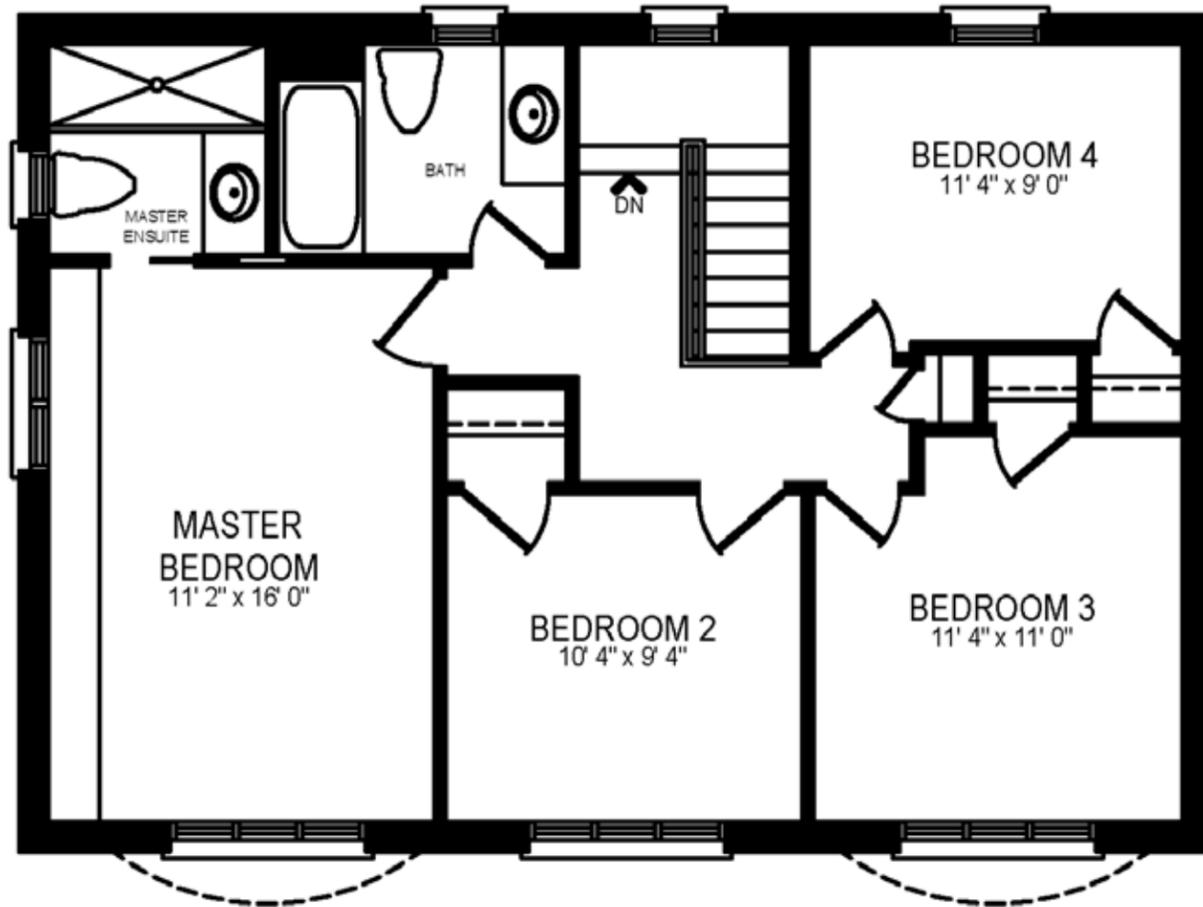
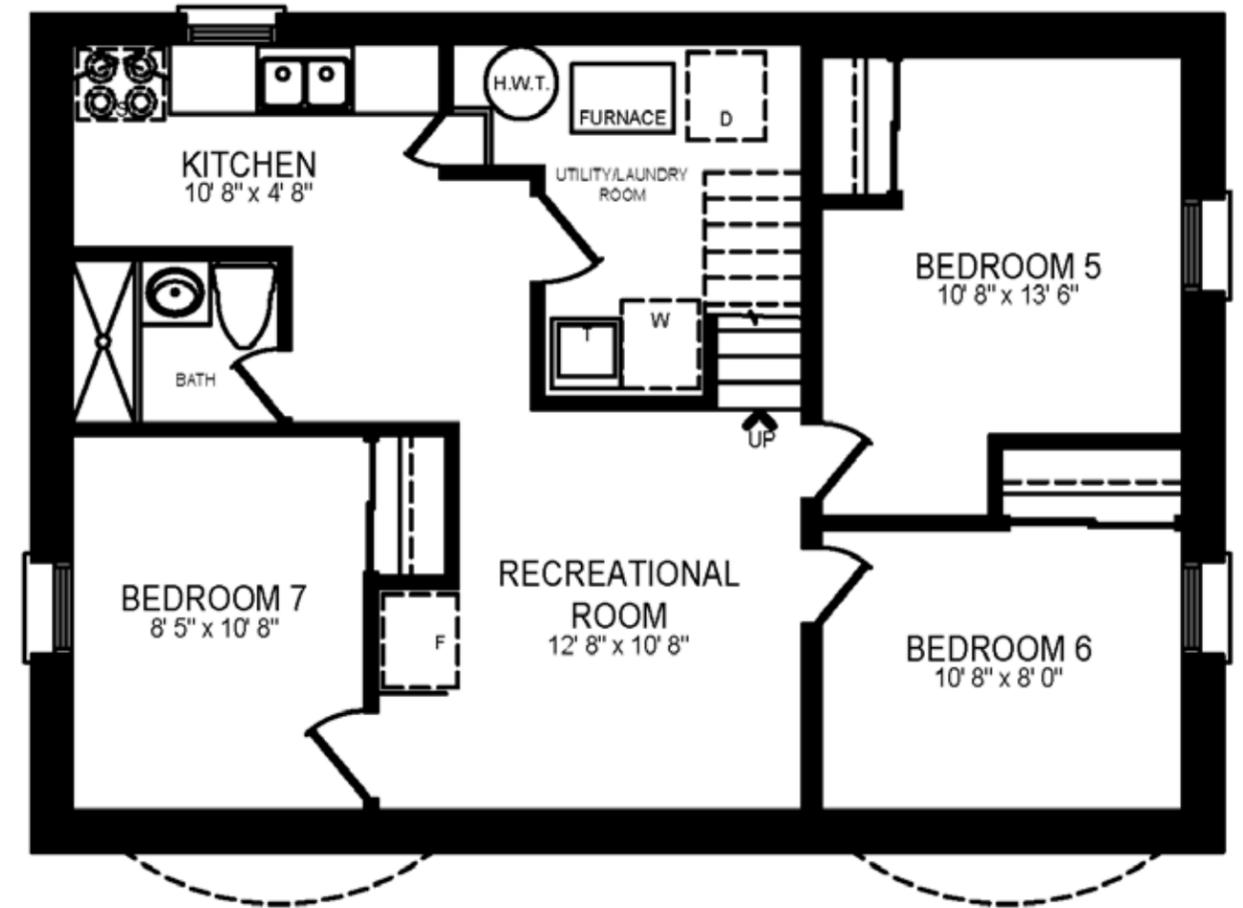
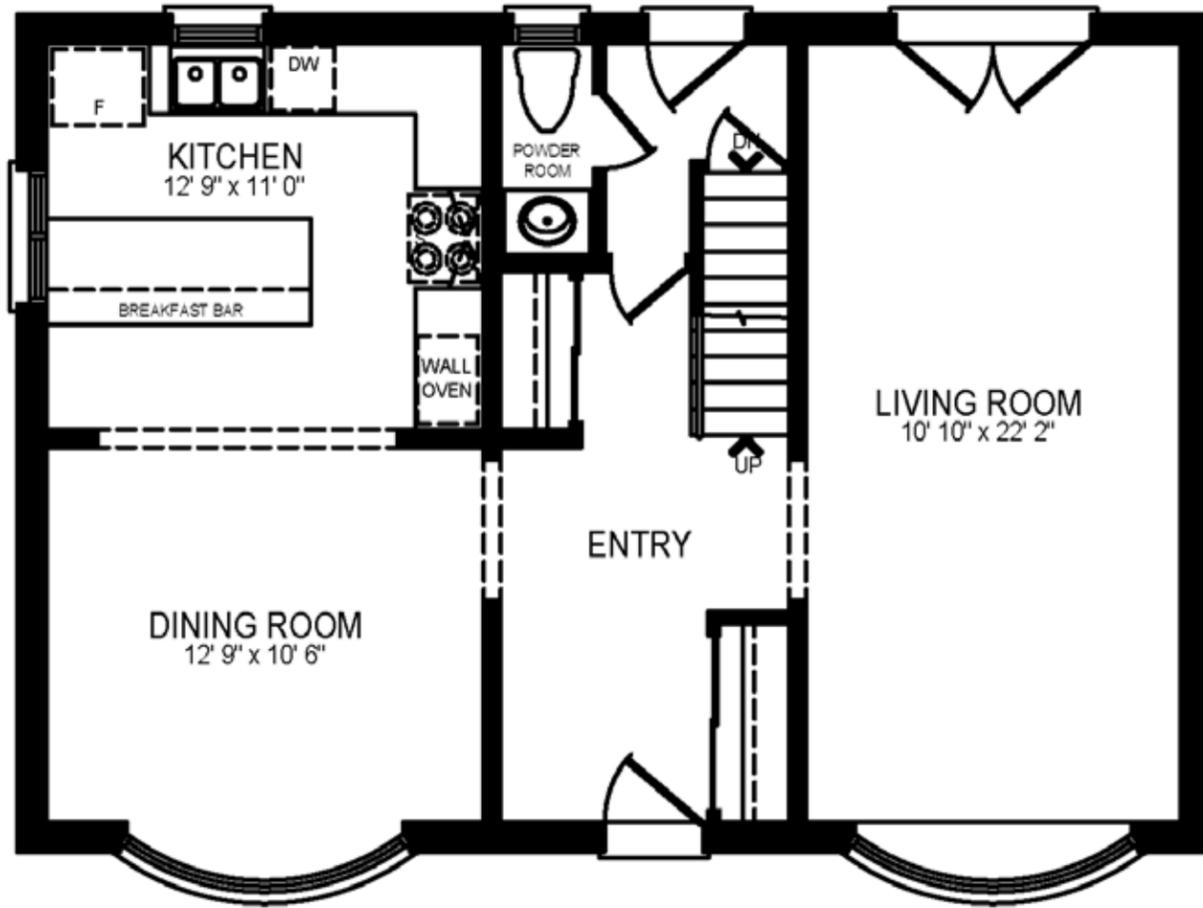
LOWER LEVEL

- › Separate entrance to lower level
- › Lower level features new laminate flooring, three bedrooms, one bathroom, modern kitchen and new appliances
- › New custom made vanity, mirror, and storage units above vanity
- › New built-in closets and closet organizers in all three bedrooms
- › Custom made grills for basement windows
- › Emergency exit in basement
- › Laundry space with new LG washer and dryer

UPPER LEVEL

- › Spacious master bedroom with wall-to-wall closet, 3-piece ensuite with glass shower and modern fixtures
- › Three other bedrooms with large windows and closets all featuring a closet organizer
- › Four-piece bath with ceramic tile tub enclosure, modern custom vanities, mirror and storage space





DETAILS

ROOMS:	7 + 5	LOT SIZE:	57 feet by 100 feet
BEDROOMS:	4 + 3	LOT AREA:	6,520 sq. ft.
BATHROOMS:	4 (1 x 2 piece, 1 x 3 piece, 2 x 4 piece)	POSSESSION:	30-60 Days/TBA
KITCHENS:	1 + 1	TAXES (2016):	\$4,231.03
SQUARE FOOTAGE:	1,665 sq.ft. + 825 sq.ft. on lower level	PRICE:	\$1,495,000

INCLUSIONS:

Stainless Steel Fridge, Cooktop, Range Hood Fan, Wall Oven/Microwave and Dishwasher. Television and Television Wall Mount in Living Room. Wardrobe in Bedroom. Wall Unit in Upper Level Office. LG Washer and Dryer. Kenmore Fridge, Stove and Range Hood Fan in Basement. All Electrical Light Fixtures. All Window Coverings. Shed in Backyard.



EXTERIOR

- › New light fixtures in the front of the home
- › Interlocking in the front and back yard
- › New backyard fence gate
- › New driveway
- › New deck in backyard and landscaped garden
- › New roof
- › Two new sheds
- › New backyard door



PUBLIC SCHOOLS:

- › Seneca Hill PS - JK-06
- › Don Valley MS - 07-08
- › Georges Vanier SS - 09-12

CATHOLIC SCHOOLS:

- › Our Lady of Guadelupe ES - JK-08
- › Senator O'Connor SS - 09-12

FOR MORE INFORMATION PLEASE **CONTACT THE OULAHEN TEAM TODAY!**



4685 YONGE STREET, SUITE 200, TORONTO, ONTARIO M2N 5M3

Paul Oulahen
REAL ESTATE BROKER
416.520.1212

Jeff Oulahen
SALES REPRESENTATIVE
647.222.1212

Mark Oulahen
SALES REPRESENTATIVE
905.222.1212

Norah Oulahen
SALES REPRESENTATIVE
647.225.1212

416.222.1212 / oulahen.com