

100 Burcher Road



\$228,800



THE MILLS TEAM
FOR ALL YOUR REAL ESTATE NEEDS

Sue Mills* Alex Mills** Katie Mills*
Sarah O'Neill* Jill Fewster-Yan*



Jill Fewster-Yan Alex Mills Sue Mills Katie Mills Sarah O'Neill



Prudential

Sadie Moranis
Realty, Brokerage

416-487-4343

themillsteam@sadiemoranis.com

*Sales Representative **Broker



Main Level Entry



Living Room



Eat-in Kitchen & Ensuite Laundry



Bedroom 3/Dining Room



Master Bedroom



4 pc Bathroom



Open Concept Lower Level Suite



Built-in Pine Dry Bar



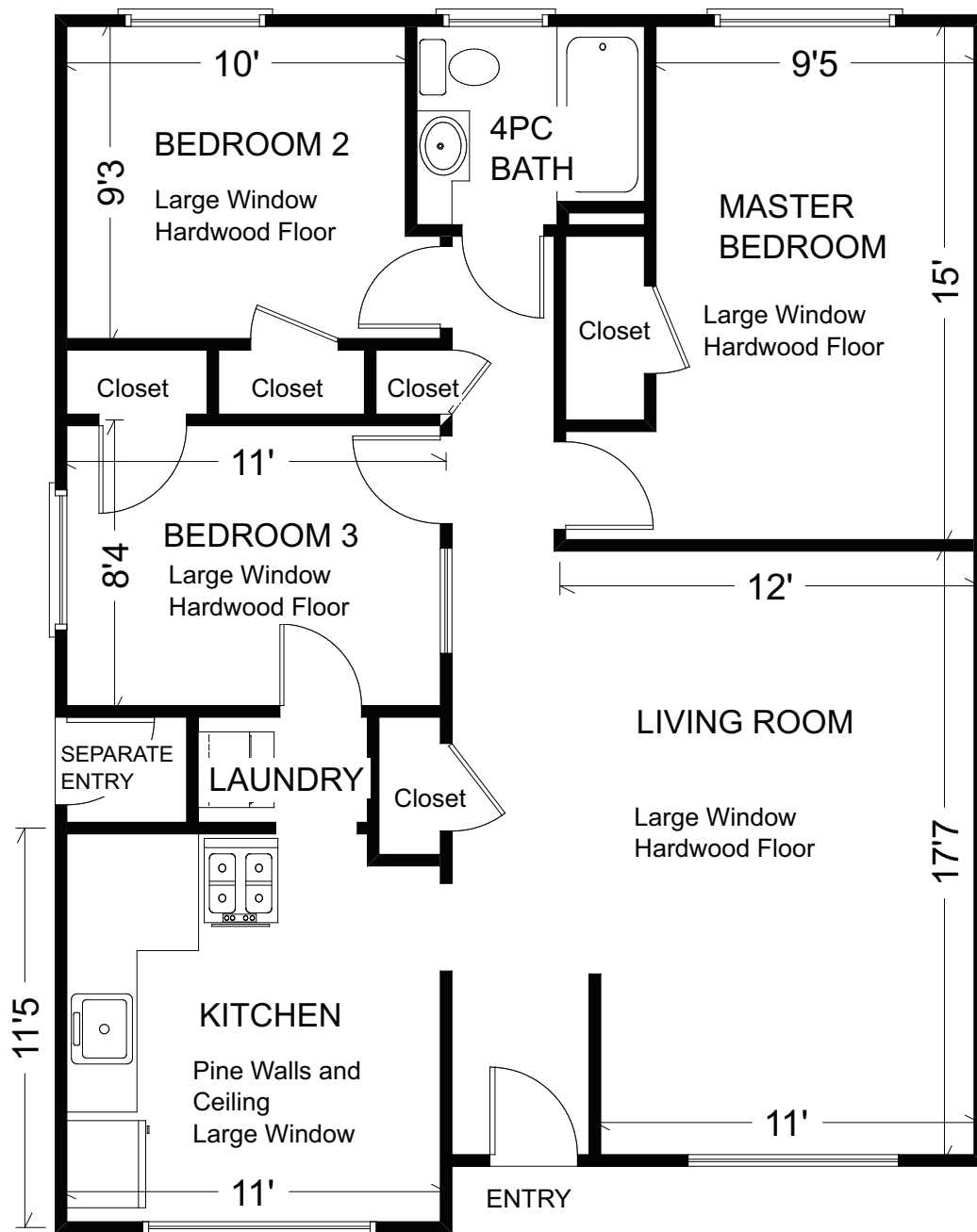
Lower Level Kitchen

WELCOME TO 100 BURCHER ROAD



Main Level Suite

- Entry** ~ Open to living room
~ Closet, hardwood floor
- Living Room** ~ Large window, hardwood floor
- Kitchen** ~ Refrigerator, stove, stainless steel sink
~ Breakfast area, large window
~ Pine panelled walls and ceiling
~ Access to laundry
- Laundry Ensuite** ~ Adjacent to kitchen
~ Stacked full-size GE washer and dryer
~ Walk-through to bedroom 3/dining room
- Master Bedroom** ~ Large closet and window
~ Hardwood floor
- Bedroom 2** ~ Closet, large window
~ Hardwood floor
- Bedroom 3/
Dining Room** ~ Large window, closet, hardwood floor
~ Walk-through to laundry ensuite
and kitchen
- Bathroom 4pc** ~ Window, ceramic tile floor



Measurements may not be 100% accurate.
Floor plans are provided for convenience and are to be used as a guideline only.

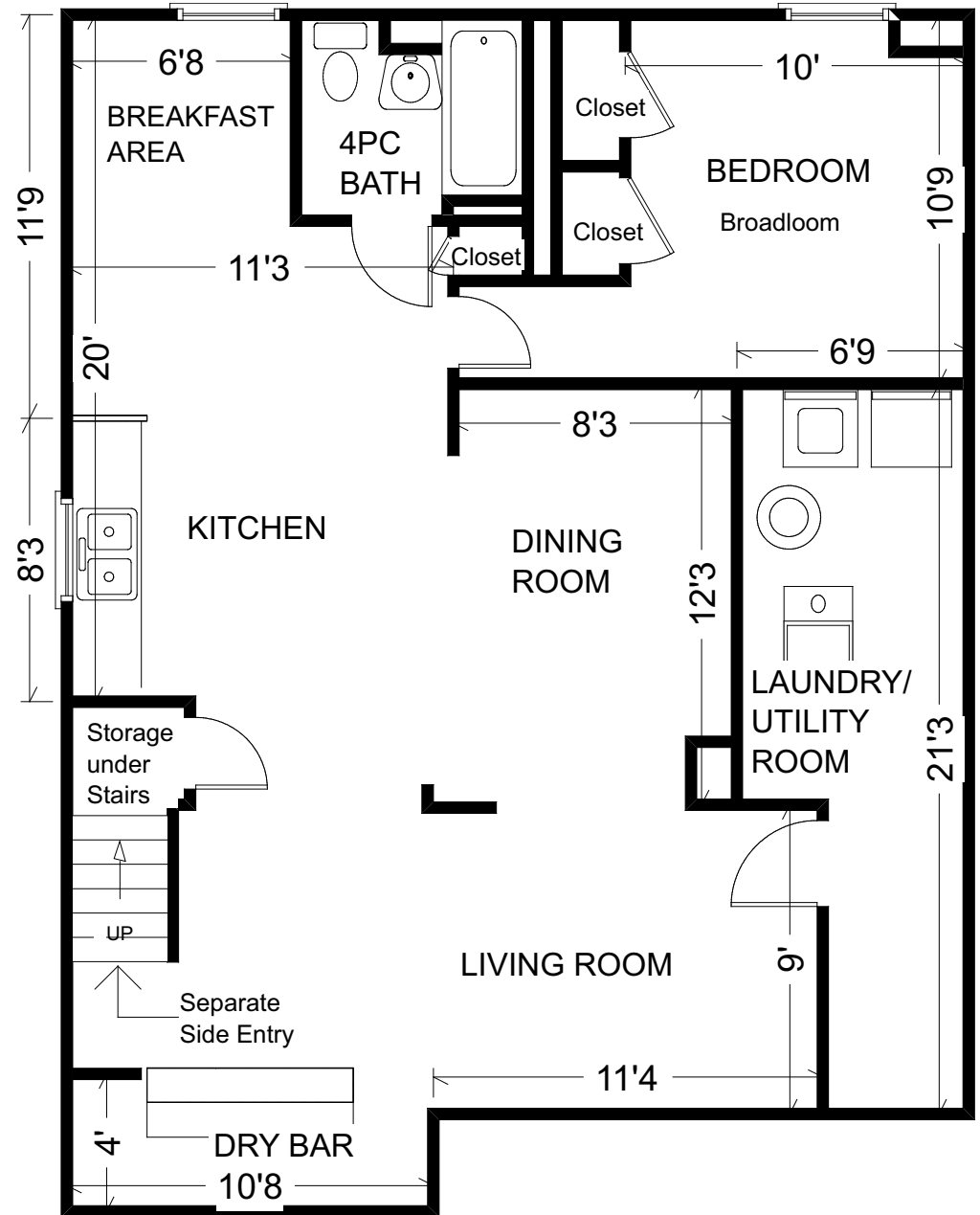
WELCOME TO 100 BURCHER ROAD



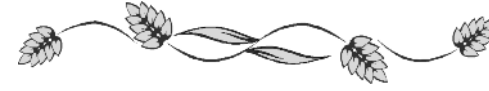
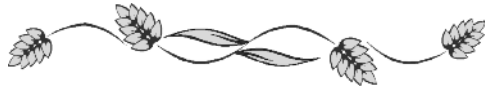
Lower Level Suite

This one bedroom apartment was inspected by the Town of Ajax in 2005 and complies with the Ontario Fire Code for "Two Unit Residential Occupancies"

- Entry** ~ Separate side entry
- Living Room** ~ Open concept
 ~ Built-in pine dry bar
- Dining Room** ~ Open concept
- Kitchen** ~ Open concept
 ~ Stainless steel double sink with window above
 ~ Breakfast area with above ground window
- Bedroom** ~ Above ground window, broadloom
 ~ Two closets (1 with built-in shelving)
- Bathroom 4pc** ~ Ceramic tile floor
- Laundry/
Utility Room** ~ Washer and dryer
 ~ Extra storage space



Measurements may not be 100% accurate.
Floor plans are provided for convenience and are to be used as a guideline only.



AJAX COMMUNITY HIGHLIGHTS

RECREATION AND PARKS

Annandale Golf and Curling Club: 18 hole course, curling club and banquet facilities. This golf course also offers summer camps for children.

Ajax Community Centre: 4 arenas offering year round ice and summer floor programs, a 25 metre swimming pool, squash courts, childcare programs, rock climbing, fitness training and conference meeting facilities. Outdoor soccer fields and skateboard park are also available.

Ajax Sportsplex: Ajax's largest outdoor sports complex, including five ball diamonds, two soccer pitches, a pavilion with change rooms, washrooms and concession space, park land, trails and playgrounds.

Burcher Park: Hosts a children's playground and benches, with Soccer fields..

Nottingham Central Park: offers a soccer pitch and a children's playground

Waterfront Trail: Get set for roller blading, biking, walking, hiking, wetlands, beaches, marsh and forest, vineyards, farmland, museums and shopping, all along the fabulous trails. Maps are provided to show you just where you are and where you might want to go!

LOCAL RESTAURANTS

Casey's, Kelseys, Boston Pizza, Applebee's, Montana's, The Keg, Swiss Chalet, Apple Jacks, Baywood Café, Tango Buffet, Xeno's Bistro & Bar, Pizza Hut, Sunset Grill, Portly Piper Pub, A & W, McDonald's, Tim Horton's, Pizza Pizza, Quizno's Subs, Dairy Queen and Wendy's just to name a few!

HEALTH CARE

Rouge Valley Health System – Ajax/Pickering site

Rouge Valley Health System – Centenary site

Ajax Medical Professional Building – Baywood Centre

NEIGHBOURHOOD CONVENIENCES

Harwood Plaza: (Harwood and Bayly) Food Basics, Shopper's Drug Mart, Good Life Fitness, Blockbuster Video, Fabricland, Harwood Medical Centre, Pitney Bowes, Scotiabank & Trust, Rental City, Fashionmax, Bargain Shop, Ajax Wellness, Dental Offices and Hair Language Salon just to name a few!

Baywood Centre: (Between Harwood and Westney on Bayly) No Frills, LCBO, Great Canadian Bagel, Harwood Convenience, TD Canada Trust, Health Rite Pharmacy, Dollar Blitz, First Choice Hair Salon, Pet Value, Flowers and a Tanning Salon.

Durham Centre (Harwood and Hwy #2): Over one million square feet of shopping including Home Sense, Zeller's, Linens 'N Things, LCBO, Winner's, Future Shop, Bowrings, Petcetera, Pier One Imports, Mark's Work Warehouse, Chapter's, COSTCO, and a variety of other fine stores

Harwood Shopping Centre (Harwood & Hwy #2): Great Canadian Superstore, Best Buy, Old Navy, Bombay Co, Mexx

Nearby Major Retailers: Home Depot, Canadian Tire, Walmart, Business Depot

MOVIE THEATRES

Ajax 10 – (Cineplex Odeon)

Whitby 24 – (AMC)

TRANSPORTATION

Public: Ajax/Pickering transit available to transport to Ajax GO station located at 401 and Westney Road for easy access to downtown Toronto.

By Car: Motorists have quick and easy access to the 401 via Salem Road, with connections to all the major highways throughout the city.

NEARBY ATTRACTIONS

Annandale Golf and Curling Club, Deer Creek Golf Academy, Fox Run Golf Centre, Rotary Park Waterfront Trail

COMMUNITY SCHOOLS

Durham District School Board 905-666-5500
www.ddsb.durham.edu.on.ca

JK-8 Bolton C. Falby 905-683-6240
80 Falby Court

9-12 Ajax High School 905-683-1610

Durham Catholic District School Board 905-576-6150
www.ddcdsb.edu.on.ca

JK – 8 St. Bernadette 905-683-0571
41 Bayly St.

9-12 Archbishop Denis O'Connor 905-427-6667
80 Mandrake Street

French Immersion Programs
www.ddsb.on.ca

Durham Post Secondary Schools
www.sbinfo.edu.gov.on.ca

Durham College (6 Locations) 905-721-2000
University of Ontario Institute & Technology 905-721-3190

Toronto Post Secondary Schools
www.sbinfo.edu.gov.on.ca

Centennial College, Scarborough Campus 416-289-5000
941 Progress Avenue

University of Toronto 416-287-8872

George Brown College, St. James Campus 416-415-2000
200 King St. E.

Ryerson University 416-979-5000
350 Victoria St.

University of Toronto 416-978-2011
27 Kings College Circle

York University, Glendon Campus 416-487-6710
2275 Bayview Ave.

Toronto Private Schools

www.edu.gov.on.ca/eng/general/elemsec/privschr/index.html

ADDITIONAL INFORMATION

Taxes: \$2,652 (2007)

Lot Size: 49.95 ft front x 98.89 ft depth on north side
29.61 ft rear x 99.05 ft depth on south side

Legal

Description: Part Lot 53 Plan 647

Parking: 2 car parking in private driveway

Possession: 30-90 days/TBA

Heating/Cooling

Systems: Forced Air Gas Furnace

Utility Costs

Electricity: \$145 – average monthly cost in 2007

Gas: \$175 – average monthly cost in 2007

Water: \$41 – average monthly cost in 2007

Included: All appliances in “as-is” condition.
Fridge, stove, stacked GE washer & dryer,
washer and dryer in lower level, all electric light
fixtures, all window coverings and garden shed

Recent

Improvements: New Windows in 3 Bedrooms, Bathroom and
Kitchen - 2008
Renovated Bathroom Upstairs – 2008
Renovated Bathroom Basement – 2008
New Carpet in Basement - 2008
New Roof Shingles - 2006

E&OE

The information contained in this feature sheet has been prepared as a guide to prospective purchasers. Purchasers should satisfy themselves as to the accuracy of the information presented in the feature sheet. Not intended to solicit properties currently listed for sale. Prudential Sadie Moranis Realty is an independently owned and operated broker member of Prudential Real Estate Affiliates, Inc., a subsidiary of Prudential Insurance Company of America, owner of Trademarks.