

10 Ivy Green Crescent

www.10ivygreen.com



\$299,888



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Prudential

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Living Room



Dining Room



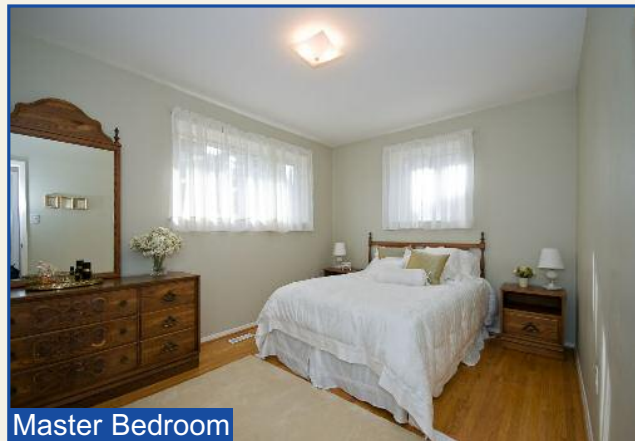
Eat-in Kitchen



Kitchen



Den



Master Bedroom



Bedroom 2



Recreation Room



WELCOME TO 10 IVY GREEN CRESCENT

MAIN LEVEL

Foyer ~ Large closet, vaulted ceiling
8'7" x 5'5" ~ Vinyl floor

Living Room ~ Large window
18' x 12'3" ~ Hardwood floor

GROUND LEVEL

Den ~ Window
9'7" x 8'3" ~ Broadloom

Dining Room ~ French Door walk-out to rear patio
13'7" x 9'7" ~ Broadloom

Eat-in Kitchen ~ Refrigerator, stove, portable dishwasher
11'5" x 10'5" ~ Walk-out to rear patio
~ Window, maple cabinetry

Powder Room 2pc

UPPER LEVEL

Master Bedroom ~ Wall-to-wall closet
14' x 10' ~ Two windows, hardwood floor

Bedroom 2 ~ Wall-to-wall closet
13' x 10' ~ Window, hardwood floor

Bedroom 3 ~ Deep closet with attic access
12' x 9'8" ~ Window, hardwood floor

UPPER LEVEL

Bedroom 4 ~ Closet, window
12' x 8' ~ Hardwood floor

Bathroom 4pc ~ Built-in medicine cabinet

Hallway ~ Deep linen closet, broadloom

LOWER LEVEL

Recreation Room ~ Built-in corner shelving unit, window
11'9" x 10'8"

Laundry/

Utility Room ~ Washer, dryer, double laundry sink, window

This level is completed with a large (23' x 22'3") crawl space with a ceiling height of 4'6".

RECENT IMPROVEMENTS IN THE LAST 5 YEARS

Forced Air Gas & Central Air Conditioning Systems

Driveway Repaved

New Broadloom

New Front Door

New Garage Door

New French Doors in Dining Room

New Sink & Toilet in 2nd Floor Bathroom

Basement Renovated

Foyer Flooring

Freshly Painted Throughout



WOBURN COMMUNITY HIGHLIGHTS

SHOPPING AND RESTAURANTS

Centenary Plaza: (Neilson Rd. and Ellesmere Rd.) Host to a Beer Store, Bank, Dental Office, Shoe Repair, Video Store, Medical Offices, Food Basics Grocery Store, Eyecare, Drugstore, Dollarama, Fruit Market, Subway, Wendy's and Tim Horton's.

Orton Park Plaza: (Orton Park and Brimorton) Conveniences include a Dry Cleaner, Video Store, Guardian Drug, Country Style Donuts, Hairstylist

Morningside Crossing: (Morningside & Kingston Rd) Food Basics, Shopper's Drug Mart, Mark's Work Warehouse, LCBO, Scotiabank, TD Canada Trust, Bulk Barn, Good Life Fitness (Fall 2008) and Shoeless Joes (Spring 2009)

401 and Morningside: Walmart, Reitmans, LCBO, Home Depot, Lee Valley, Sobeys, Staples, Sleep Country, Payless Shoes, Swiss Chalet, Kelsey's, Boston Pizza.

Cedarbrae Mall: (Markham & Lawrence) Canadian Tire, Zellers, Toys-R-Us, Loblaws, LCBO, Scotiabank, CIBC, Dollarama and many other popular retailers.

Scarborough Town Centre: (McCowan Rd and 401) Wide variety of shops and services including The Bay, Sears, Walmart, Loblaw Superstore, Best Buy, Canyon Creek Chophouse, Jack Astor's, Milestones, Moxie's, Boston Pizza

MOVIE THEATRES

Morningside (Cineplex)

Scarborough Town Centre Coliseum (Famous Players)

RECREATION AND PARKS

Curran Community Centre: (Orton Park and Botany Hill Rd.) Children, youth and adult programs are available as well as daycare programs.

Botany Hill Park: (Ellesmere Rd. and Orton Park) Tennis and children's playground.

Morningside Park: (Morningside and Ellesmere Rd.) Picnic facilities with walking, hiking and cycling trails are available.

Tam Heather Country Club & Recreation Centre: (Morningside and Military Trail) Curling, tennis and banquet facilities.

Seven Oaks Park: (Neilson Rd. and Military Trail) Tennis, and children's playground.

Heron Park Community Centre: (Morningside and Lawrence) Multi-purpose recreational centre with a two pad ice arena, swimming pool, wading pool, playground, baseball diamond

TRANSPORTATION

By Car: Motorists are minutes from the East and Westbound Highway 401 ramps on Neilson Road and Markham Road.

Public: Local bus service is available on Lawrence and Ellesmere with connecting routes to the subway at the Lawrence LRT station or the Eglinton GO train station at Eglinton and McCowan.

HEALTHCARE

Centenary Hospital - Rouge Valley Health System
Scarborough General Hospital

ATTRACTIONS NEARBY

Metro Toronto Zoo

Scarborough Historical Museum – Thompson Memorial Park

COMMUNITY SCHOOLS

Toronto District School Board www.tdsb.on.ca	416-397-3000
JK-6 Heather Heights Jr. Public School 80 Slan Avenue	416-396-6305
7-8 Henry Hudson Sr. Public School 350 Orton Park Road	416-396-6310
9-12 Woburn Collegiate Institute 2222 Ellesmere Road	416-396-4575
9-12 Sir Robert L Borden BIT 200 Poplar Road	416-396-6810

French Immersion

www.tdsb.on.ca

JK-6 William Tredway Jr. Public School 112 Sedgemount Drive	416-396-6660
7-8 JS Woodsworth Sr. Public School 120 Sedgemount Drive	416-396-6370
9-12 Cedarbrae Collegiate Institute 550 Markham Road	416-396-4400

Toronto Catholic District School Board www.tcdsb.on.ca

JK-8 St. Thomas More Catholic School 2300 Ellesmere Road	416-393-5322
9-12 Pope John Paul II 685 Military Trail	416-393-5531

Toronto Post Secondary Schools

www.edu.gov.on.ca

Centennial College 941 Progress Avenue	416-289-5000
Centennial - HP Science & Technology Centre 755 Morningside Avenue	
University of Toronto – Scarborough 1265 Military Trail	416-287-8872

Toronto Private Schools

www.edu.on.ca/eng/general/elemsec/privsch/index.html

ADDITIONAL INFORMATION

Property Taxes:	\$2,511.03 in 2008
Lot size:	45 x 123.73 feet (widens to 50 ft in backyard)
Legal Description:	Plan M1139 Lot 241
Possession:	90 days or to be arranged
Parking:	Attached single car garage with private driveway and parking for 3 cars
Heating System:	Forced Air Gas with Central Air Conditioning
Inclusions:	Fridge, stove, dishwasher, washer and gas dryer, all electric light fixtures and window coverings, all built in shelving, gas BBQ (as is)
Exclusions:	None
Rental:	Hot water tank

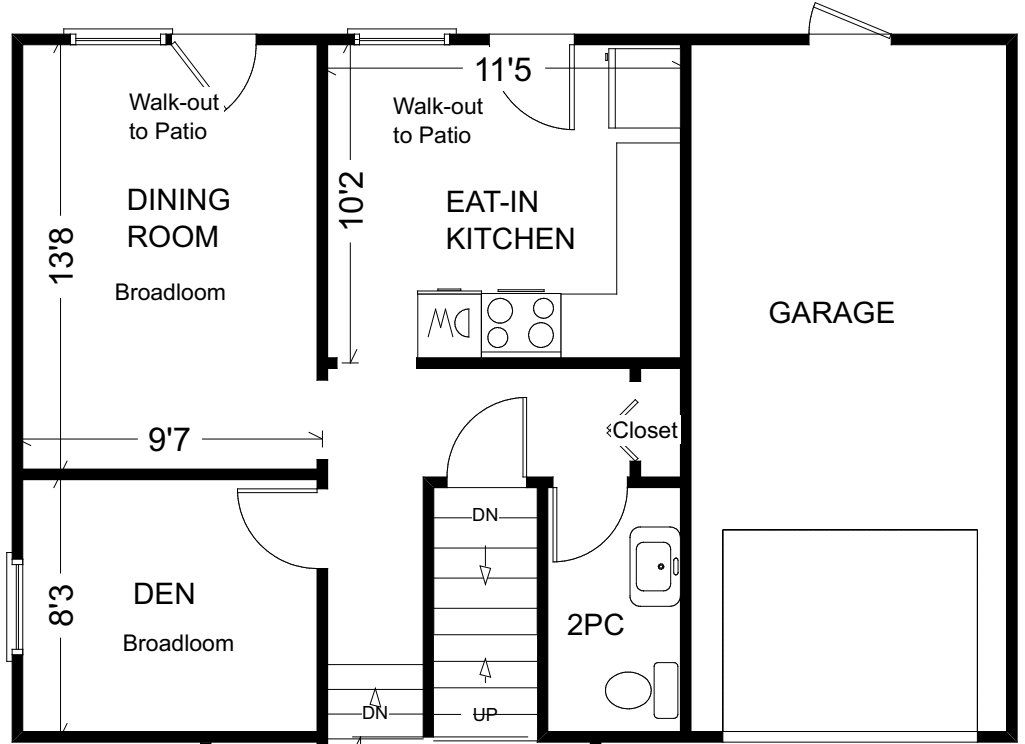
**Home Inspection report dated October 26th, 2008
is available for your convenience and information
purposes only. Any reliance on this Report and its
contents is at the Buyer's own discretion.**

E&OE

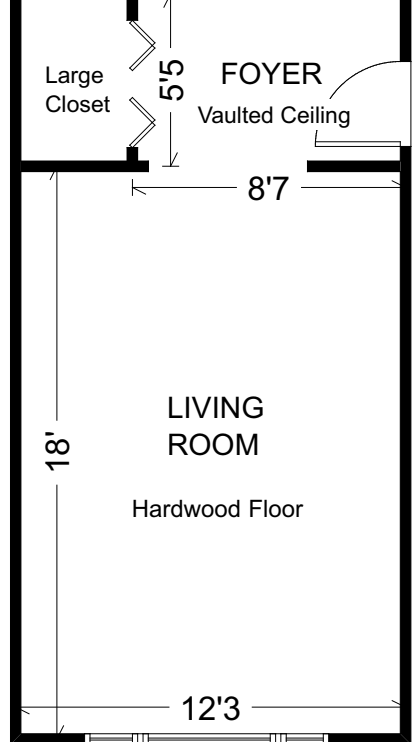
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Ground Level

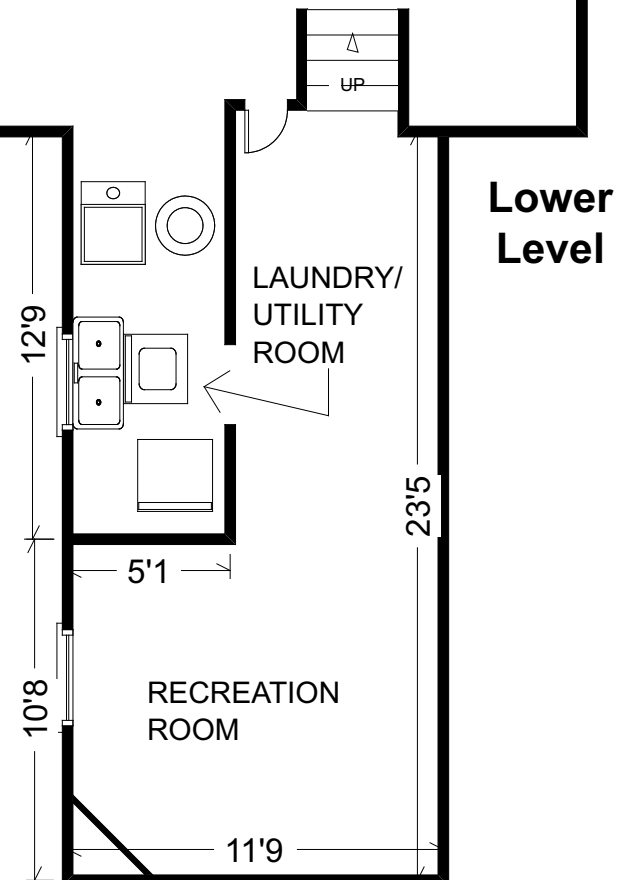
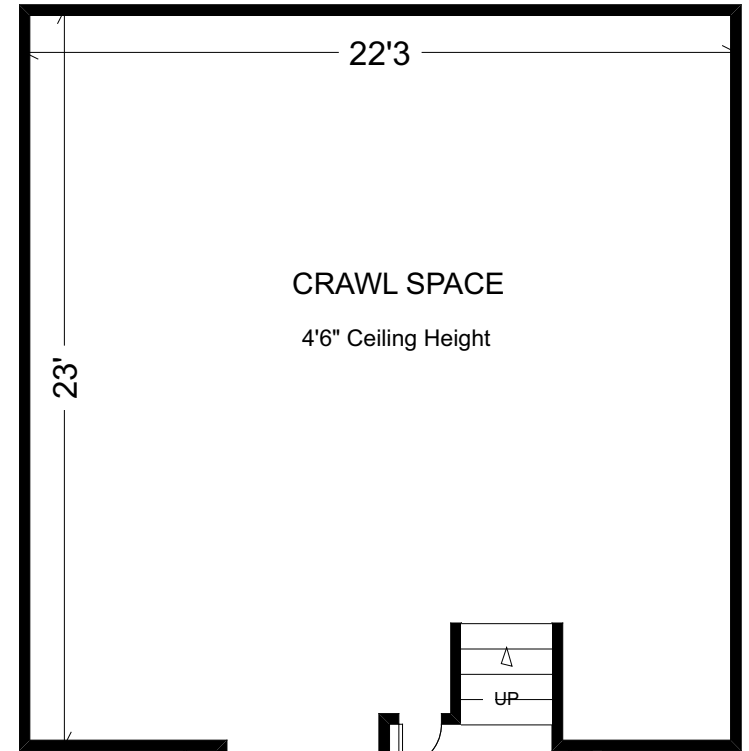
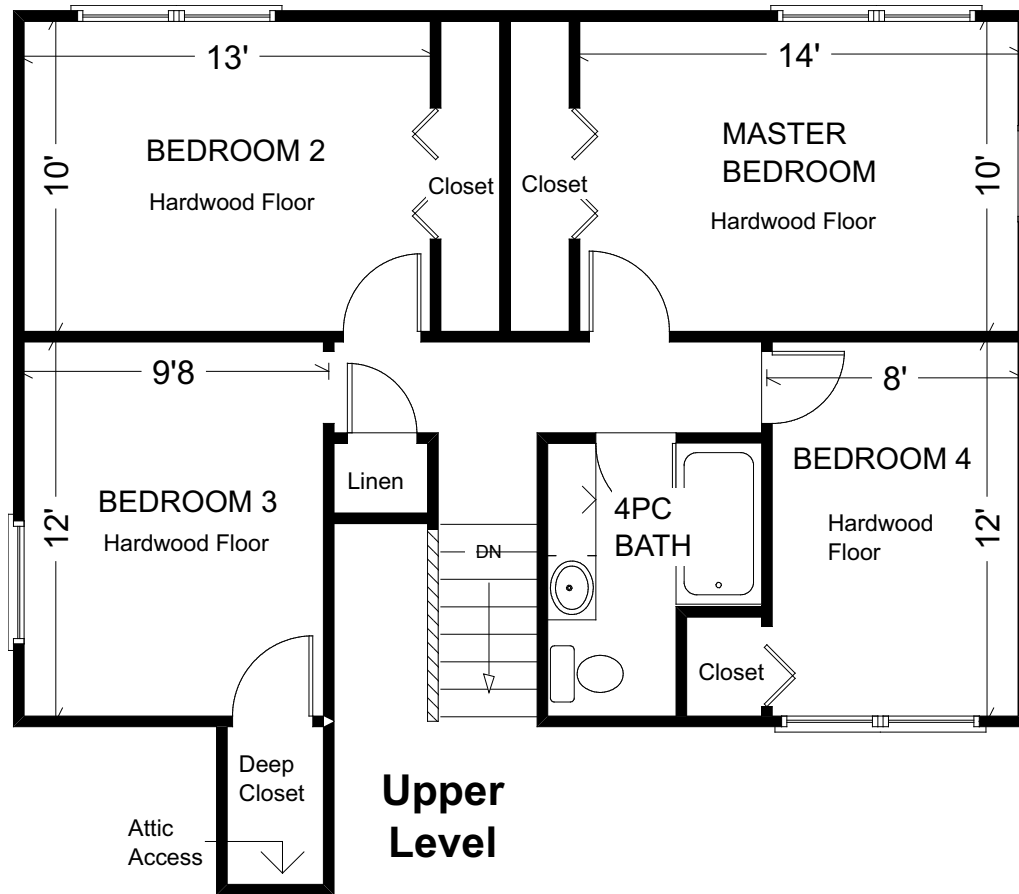


Main Level



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

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