

# 117 Thicketwood Drive

[www.117thicketwood.com](http://www.117thicketwood.com)



**\$324,800**



**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



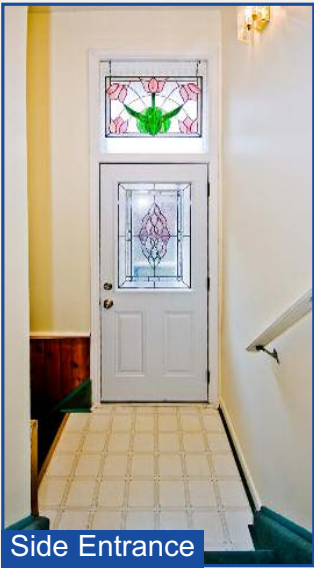
**Prudential**

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Side Entrance



Living Room



Dining Room



Eat-in Kitchen



Master Bedroom



Recreation Room



Games Room



Covered Deck Overlooking Pool



Multi-tiered Deck



## WELCOME TO 117 THICKETWOOD DRIVE

### MAIN LEVEL

- Entry** ~ Closet, vinyl floor
- Living Room** ~ Bow window  
13' x 13' ~ Crown mouldings, hardwood under broadloom
- Dining Room** ~ Open to living room  
10'10" x 9' ~ Crown mouldings, hardwood under broadloom
- Kitchen** ~ Maytag refrigerator, Frigidaire cooktop ('06),  
9' x 8' Kenmore wall oven ('06), built-in Panasonic  
microwave/hood exhaust ('06), dishwasher,  
double stainless steel sink with window above  
~ Ceiling fan, vinyl floor
- Breakfast Area** ~ Open to kitchen, window  
9' x 7'5" ~ Ceiling fan, vinyl floor
- Master Bedroom** ~ Sliding door walk-out to deck  
13' x 12' ~ Double closet, ceiling fan  
hardwood under broadloom
- Bedroom 2** ~ Closet, window  
13' x 10'2" ~ Ceiling fan, hardwood under broadloom
- Bedroom 3** ~ Sliding door walk-out to deck  
11'2" x 9' ~ Double closet, ceiling fan  
hardwood under broadloom
- Bathroom 4pc** ~ Whirlpool bath, window

### LOWER LEVEL - SEPARATE SIDE ENTRY

- Recreation Room** ~ Wall-to-wall built-in cabinetry  
22' x 13'6" ~ Walk-out to covered deck, patio and  
inground pool, picture windows  
~ Cedar panelled walls, broadloom
- Games Room** ~ Open to bar area  
20' x 10'10" ~ Panelled walls, built-in shelves
- Dry Bar Area** ~ Access to storage under staircase  
12'6" x 8'2" ~ Panelled walls
- Powder Room 2pc** ~ Window, vanity, toilet
- Laundry Room** ~ Inglis washer and dryer  
12'6" x 7' ~ Double laundry sink
- Workshop/**  
**Potential Bedroom** ~ Wall-to-wall built-in storage  
12'9" x 12' ~ Closet, GE refrigerator, Viking chest freezer

### INGROUND POOL SPECIFICATIONS

- 14 x 28 feet  
Liner – 2003  
Heater and Pump – 2000  
Filter with extra cartridges included  
Solar Blanket and Winter Blanket included





## **COMMUNITY HIGHLIGHTS**

### **RECREATION AND PARKS:**

**McCowan Park:** (Danforth Rd. & Thicketwood Dr.) There are trails for walking, bicycling and hiking or just relaxing on a bench.

**Knob Hill Park:** (Danforth Rd. & Seminole Ave.) This park hosts an outdoor swimming pool and tennis courts.

**Hague Park:** Beautiful green space with a creek running through it, with a path for bicycling and walking.

**Thomson Memorial Park:** (Brimley Rd. and Lawrence Ave.) Tennis courts, soccer fields, walking, and bicycling trails. Home to the Scarborough Historical Museum. This park is also used for cross country competitions .

### **TRANSPORTATION:**

**Public:** TTC bus service along Danforth Road and Eglinton Avenue allow easy access to the Eglinton GO Station providing direct service to Toronto's Union Station in the heart of downtown Toronto. Further connections to the Yonge-University-Spadina line and Bloor Danforth subway line are available from Union Station..

**By Car:** 10 minutes to Highway 401 with connections to the DVP and all of the major highways. Also, 20 minutes to downtown Toronto via Kingston Road.

### **HEALTH CARE:**

#### **Scarborough General Hospital**

3050 Lawrence Avenue East at McCowan Road

#### **Rouge Valley Health System, Centenary Site**

2863 Ellesmere Road at Neilson Avenue

### **LOCAL SHOPS AND CONVENIENCES:**

**Neighbourhood Shops:** (Danforth Ave. & Thicketwood Drive) Daisy Mart, Diamond Pizza, Dry Cleaning Depot, Truce Discount Convenience Store, Elaine's Barber, Coin Laundry, Shirak Meat & Grocery and Kathy's Hair Design.

**Neighbourhood Shops:** (Danforth Ave. & Lawrence Ave.) Shopper's Drug Mart, Shell Gas Station, Royal Bank, TD Canada Trust and Medical Offices.

**McCowan Plaza:** (Perivale Drive & McCowan Rd.) All Seasons Country Market, M & B Halal Meats, McCowan Fish and Chips, Coin Laundry and Sarah's Beauty Supplies and Salon.

**Hub Plaza:** (Danforth South of Lawrence) Suburban Restaurant, Convenience Store, Lucky Dollar Store, Tanning World, Bread Factory, Primo Pizza, Jingles Hair Design and Song's Smoke and Gift Shop.

**Cedarbrae Mall:** (Markham Rd. & Lawrence Ave.) Staples, Marks Work Warehouse, Canadian Tire, Zellers, Toys-R-Us, No Frills, LCBO, Beer Store, Extreme Fitness and a wide variety of shops and services.

**Scarborough Town Centre:** (McCowan Rd and 401) Variety of shops and services including movie theatres, The Bay, Sears, Walmart, Old Navy, Sport Chek, Shoppers, Stitch It, Aldo's and HMV just to name a few!

### **LOCAL FAST FOOD RESTAURANTS:**

Suburban Restaurant, Tim Horton's, Diamond Pizza, McCowan Fish and Chips, Bread Factory, and Burger King

### **MOVIE THEATRES:**

**Morningside Movie Theatres** (Cineplex-Odeon)

**Scarborough Town Centre** (Famous Players)

## COMMUNITY SCHOOLS

<b>Toronto District School Board</b> <a href="http://www.tdsb.on.ca">www.tdsb.on.ca</a>	<b>416-397-3000</b>
JK-6 McCowan Road Jr. P.S. 425 McCowan Road	416-396-6465
7-8 John McCrae Sr. P.S. 431 McCowan Road	416-396-6395
9-12 David & Mary Thomson C.I. 2740 Lawrence Ave. E.	416-396-5525
9-12 Bendale Business & Technical School 1555 Midland Ave.	416-396-6695
9-12 Maplewood High School 120 Galloway Road	416-396-6765

### **French Immersion**

<b>www.tdsb.on.ca</b>	
JK-6 William Tredway Jr. P.S. 112 Sedgemount Drive	416-396-6660
7-8 J.S. Woodsworth Sr. P.S. 120 Sedgemount Drive	416-396-6370
9-12 Cedarbrae Collegiate 550 Markham Road	416-396-4400

### **Toronto Catholic District School Board**

<b>www.tcdsb.on.ca</b>	<b>416-222-8282</b>
JK-8 St. Rose of Lima C.S. 3220 Lawrence Ave. E.	416-393-5269
JK-8 St. Agatha C.S. 49 Cathedral Bluffs	416-393-5302
9-12 Jean Vanier 959 Midland Ave.	416-393-5554

### **Toronto Post Secondary Schools**

<b>www.edu.gov.on.ca</b>	
Centennial College, 941 Progress Avenue	416-289-5000
University of Toronto – Scarborough, 1265 Military Trail	416-287-8872
George Brown College, St. James Campus, 200 King St. E.	416-415-2000
Ryerson University, 350 Victoria St.	416-979-5000

### **Toronto Private Schools**

[www.edu.on.ca/eng/general/elemsec/privschr/index.html](http://www.edu.on.ca/eng/general/elemsec/privschr/index.html)

## ADDITIONAL INFORMATION

<b>Property Taxes:</b>	\$2,546.02 (2008)
<b>Lot Size:</b>	45 ft front x 111.25 ft depth
<b>Legal Description:</b>	Lot 23 Plan M757
<b>Parking:</b>	Single car garage with private driveway
<b>Possession:</b>	30 - 90 days/TBA
<b>Heating/Cooling Systems:</b>	Forced Air Gas Furnace Central Air Conditioning
<b>Utility Costs:</b>	
<b>Electricity:</b>	\$113 – average monthly cost in 2007
<b>Gas:</b>	\$93 – average monthly cost in 2007
<b>Water:</b>	\$23 – average monthly cost in 2007
<b>Included:</b>	Maytag fridge, Frigidaire cooktop(06), Kenmore wall-oven(06), built-in Panasonic microwave(06) with exhaust fan, built-in dishwasher, basement fridge & freezer, washer, dryer, all electric light fixtures, all window coverings, built-in shelving, garden shed, inground pool and pool-related equipment (filter, heater, pump, solar and winter blankets)
<b>Excluded:</b>	Wall-mounted TV in MBR, Pole lamp in living room, shuffle board game in basement

### RECENT IMPROVEMENTS

New eaves with leaf guard – 2008  
New front door, side door, and basement garden door – 2007  
New cook-top, wall-oven and built-in microwave – 2006  
New kitchen countertops – 2006  
New CAC (central air conditioner) – 2004  
New furnace - 2003  
New roof – 2002

**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.

# 117 Thicketwood Drive

## Main Level



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

# 117 Thicketwood Drive

## Lower Level

