

# 22 Shouldice Court



**\$679,000**



**THE MILLS TEAM**  
FOR ALL YOUR REAL ESTATE NEEDS

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 **Prudential**

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Living Room



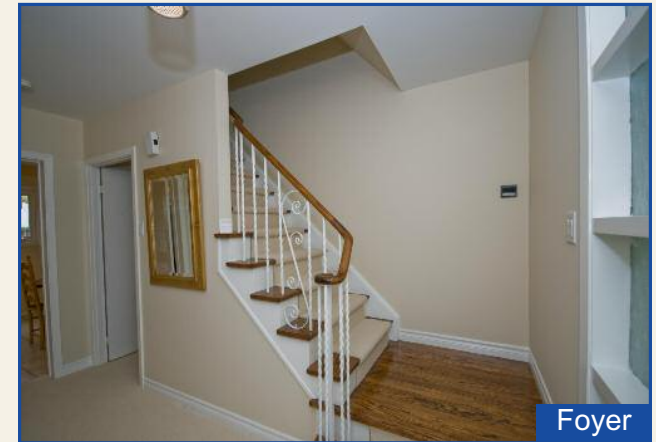
Dining Room



Kitchen



Breakfast Area



Foyer



Master Bedroom



Recreation Room



Screened Sun Room



## **WELCOME TO 22 SHOULDICE COURT**

### **MAIN LEVEL**

- Foyer** ~ Double closet, refinished oak stairs
- Living Room** ~ Two windows, walk-through to dining room  
17'10" x 13' ~ Refinished hardwood floor
- Dining Room** ~ Sliding door to screened in sun room  
10' x 10' ~ Walk-through to kitchen and living room  
~ Refinished hardwood floor
- Kitchen** ~ Kenmore refrigerator, whirlpool stove, Maytag  
17'2" x 10' dishwasher, double sink with window above  
~ Breakfast area with window  
~ Ceramic tile floor  
~ Walk-through to back entry
- Powder Room 2pc** ~ Window, ceramic tile floor
- Sun Room** ~ Access from dining room  
12'4" x 10'10" ~ Completely screened in

### **UPPER LEVEL**

- Master Bedroom** ~ Double closet, double window  
13'9" x 11'2" ~ Refinished hardwood floor

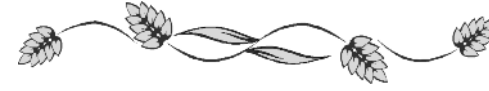
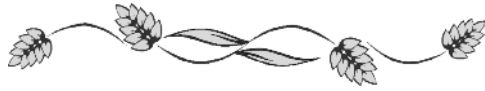
### **UPPER LEVEL CONTINUED**

- Bedroom 2** ~ Deep closet double window  
11'2" x 10' ~ Refinished hardwood floor
- Bedroom 3** ~ Closet, window  
10' x 9'10" ~ Refinished hardwood floor
- Bedroom 4** ~ Closet, window  
9'6" x 8'8" ~ Refinished hardwood floor
- Bathroom 4pc** ~ Window, ceramic tile floor

### **LOWER LEVEL**

- Recreation Room** ~ Brick gas fireplace  
24' x 11'4" ~ Panelled walls, two windows  
~ Access to storage under staircase
- Laundry/  
Utility Room** ~ Kenmore washer and dryer, Viking chest freezer  
27'3" x 11'4" ~ Double laundry sink  
~ Built-in workbench and cabinetry  
~ Storage room (9'5" x 5'8") with built-in shelving





## **YORK MILLS – SILVER HILLS COMMUNITY HIGHLIGHTS**

### **RECREATION AND PARKS**

**Dunlace Park:** (Dunlace Dr. & Davean Dr.) This popular family oriented park features tennis courts, playground and an evening “dog-lovers” club.

**Kirkwood Park:** (Kirkwood Rd. & Leslie St.) This park features 4 outdoor tennis courts and a children’s playground.

**Mossgrove Park:** (York Mills Rd & Mossgrove Tr.) Enjoy the baseball diamond and children’s playground.

**Banbury Community Centre:** (Banbury Rd S. and Denlow Blvd.) Pre-school programs, children’s dance classes, senior’s programs such as painting, folk dancing, adult classes, tennis courts and private function rooms.

**York Mills Arena:** (Bayview Ave. & York Mills Rd.) Outdoor skating rink, outdoor swimming pool and indoor rink pads for pleasure skating and hockey.

**Windfield Park:** (Bayview Ave. & York Mills Rd.) Winding footpath through a ravine valley that follows Wilket Creek.

**Don Valley Golf Course:** (York Mills & Yonge St.) Scenic 18 hole course.

### **LOCAL RESTAURANTS**

The Keg, Crazy Sushi, Elegant Taste, Persia Restaurant, Swiss Chalet, The Goose & The Firkin, Quizno’s, Mama’s Pizza and McDonald’s to name a few.

### **NEARBY ATTRACTIONS**

There is easy downtown access to Harbourfront, the Rogers Centre and the Air Canada Centre.

### **SHOPPING**

**York Mills Gardens:** (Leslie St & York Mills Rd.) Longo’s, TD Canada Trust, CIBC, Shopper’s Drug Mart, Rogers Video, Hallmark, Black’s, Second Cup plus other shops and services.

**York Mills Plaza:** (Bayview Ave. & York Mills Rd.) Dominion, Second Cup, HSBC Bank, gourmet food shops, wine shop and retail stores are conveniently close at hand.

**Bayview Village Shopping Centre:** (Bayview Ave. & Sheppard Ave.) Loblaws, CIBC, Scotia Bank, Chapters, Shopper’s Drug Mart, Guess, Talbots, Roots, The Gap, New Balance Shoes, Bombay, Restoration Hardware, Oliver & Bonnacini Café and Il Fornello for your shopping and dining pleasure.

Also handy to the Ikea and Canadian Tire warehouses, as well as Fairview Mall Shopping Centre.

### **TRANSPORTATION**

**Public:** Express rush hour service bus at Davean Dr. to York Mills Subway station. Buses run along Leslie St., York Mills Rd. and Bayview Ave. with connections to stations on the Yonge-University-Spadina subway lines.

Oriole GO Transit station is a 10 minute walk for easy access to the downtown core. York Mills Subway station (Yonge & York Mills) also serves as a GO Transit station and provides express service to Pearson International Airport.

**By Car:** On ramps to Hwy. 401 can be quickly accessed from either Bayview Avenue or Leslie Street or take nearby DVP directly downtown.

### **HEALTH CARE**

North York General, Sunnybrook & Women’s College Health Science Centre

## COMMUNITY SCHOOLS

**Toronto District School Board** 416-397-3000  
[www.tdsb.on.ca](http://www.tdsb.on.ca)

JK-6 Dunlace P.S. 416-395-2370  
20 Dunlace Drive  
7-9 Windfields JHS 416-395-3100  
375 Banbury Road  
9-12 York Mills C.I. 416-395-3340  
490 York Mills Road

### **French Immersion**

[www.tdsb.on.ca](http://www.tdsb.on.ca)

SK-6 Dunlace P.S. 416-395-2370  
20 Dunlace Drive  
7-9 Windfields JHS 416-395-3100  
375 Banbury Rd  
10-12 York Mills CI 416-395-3340  
490 York Mills Rd

**Toronto Catholic District School Board** 416-222-8282  
[www.tcdsb.on.ca](http://www.tcdsb.on.ca)

JK-8 St. Timothy C.S. 416-393-5298  
25 Rochelle Cres.  
9-12 Senator O'Connor 416-393-5505  
5 Avonwick Gate

### **Toronto Post Secondary Schools**

[www.sbinfo.edu.gov.on.ca](http://www.sbinfo.edu.gov.on.ca)

University of Toronto - 27 Kings College Circle 416-978-2011  
York University, Glendon Campus - 2275 Bayview Ave 416-487-6710  
Ryerson University - 350 Victoria St. 416-979-5000  
George Brown College, St. James Campus, 200 King St. E. 416-415-2000

### **Toronto Private Schools**

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

7-12 Crestwood Preparatory College (Girls & Boys) 416-391-1441  
3-12 Crescent School (Boys) 416-449-2556  
3-12 Bayview Glen (Girls & Boys) 416-443-1030

## ADDITIONAL INFORMATION

**Property Taxes:** \$3,945.90 (Annual in 2008)

**Lot Size:** 60 feet x 100.27 feet

**Parking:** Private driveway with parking for 2 cars plus built-in single car garage

**Possession:** 60-90 days or to be arranged

**Heating:** Forced air gas furnace with central air conditioning

### **Utility Costs**

**Hydro Costs:** Approx \$98.00/month (2007)

**Water Costs:** Approx \$25.00/month (2007)

**Gas Cost:** Approx \$162.00/month (2007)

**Inclusions:** Kenmore refrigerator and Whirlpool stove, Maytag built-in dishwasher, Kenmore washer and dryer, chest freezer (at buyer's option), all built-in shelving and closet organizers, built-in workbench, central vacuum and equipment, electric garage door opener, all electric light fixtures (except where excluded below) and window coverings

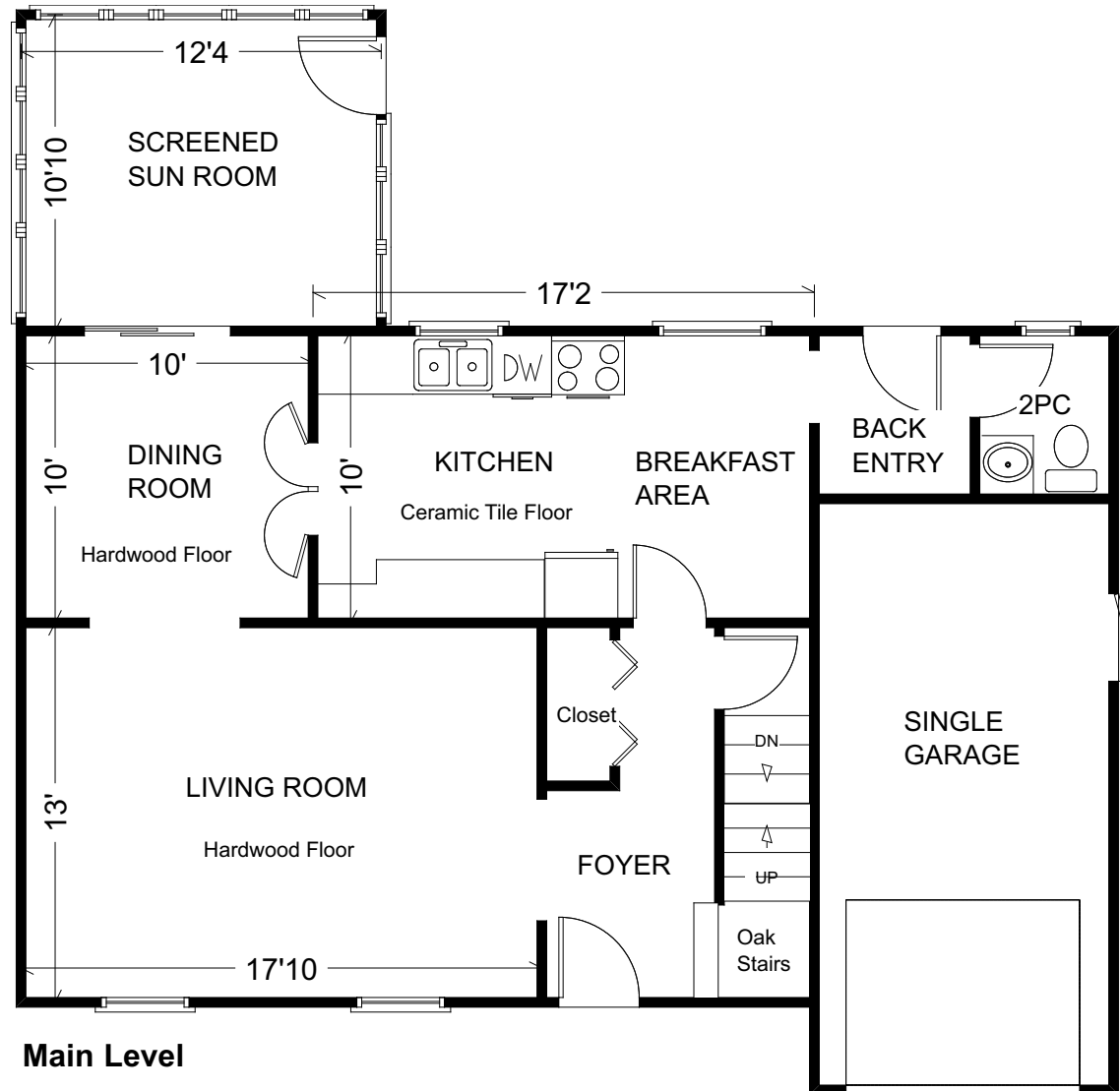
**Excluded:** Stained glass lamp in kitchen

**A Home Inspection Report dated September 11th, 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**

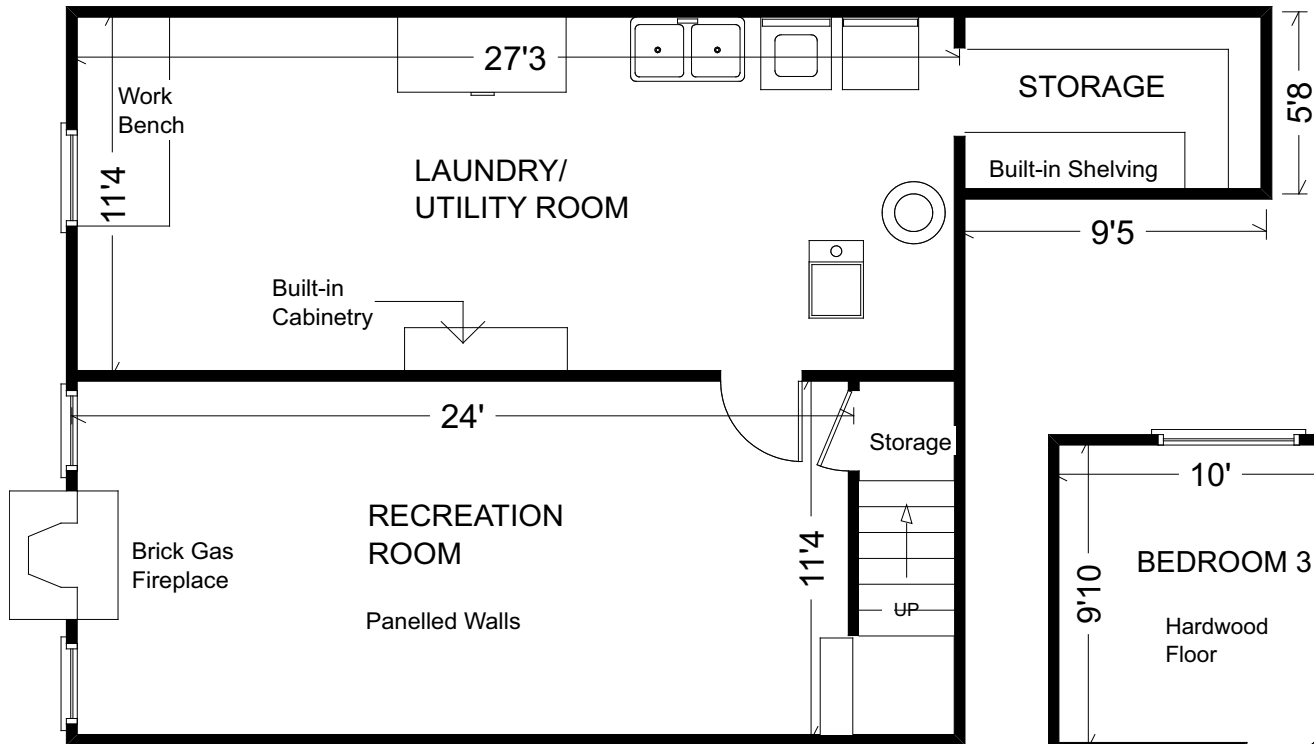
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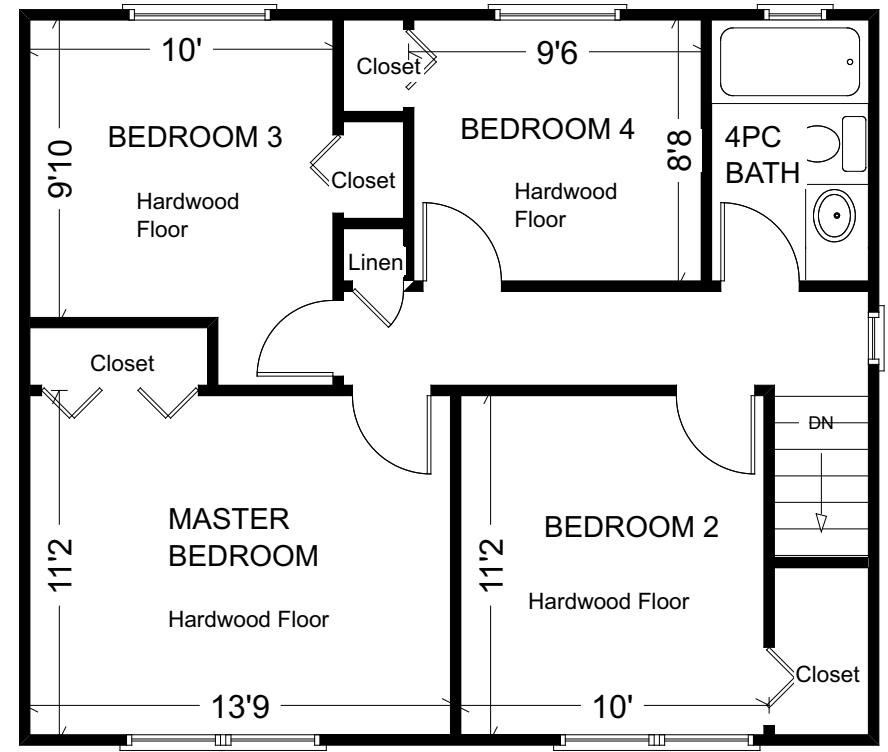


Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.

# 22 Shouldice Court



Lower Level



Upper Level

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