

# 25 Overbank Crescent



**\$489,000**



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

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Living Room



Dining Room



Kitchen



Breakfast Area



Master Bedroom



Bedroom 2



Recreation Room



Walk to Brookbanks Park



## **WELCOME TO 25 OVERBANK CRESCENT**

### **MAIN LEVEL**

- Entry** ~ Stairs to main level, ceramic tile floor at entry  
~ Closet at main level
- Living Room** ~ Open to dining room  
16'7" x 12'6"  
~ Large window, crown mouldings  
~ Broadloom over hardwood floor
- Dining Room** ~ Large window overlooking inground pool  
13'3" x 8'8"  
~ Open to living room, walk-through to kitchen  
~ Crown mouldings, broadloom over  
hardwood floor
- Kitchen** ~ Whirlpool refrigerator, Frigidaire stove,  
13'3 x 8'  
Maytag built-in dishwasher, sink with window  
above overlooking inground pool  
~ Breakfast area
- Master Bedroom** ~ Double closet with lighting and sliding doors  
12'9" x 10'8"  
~ Large window, hardwood floor
- Bedroom 2** ~ Double closet with sliding doors  
10'2 x 9'3"  
~ Large window, hardwood floor
- Bedroom 3** ~ Double closet with sliding doors  
10' x 9'2"  
~ Large window, hardwood floor
- Bathroom 4pc** ~ Window, ceramic tile backsplash and floor
- Hallway** ~ Two closets, broadloom over hardwoods floor

### **LOWER LEVEL**

- Recreation Room** ~ Panelled wall, large above ground windows  
25'7" x 13'  
~ Built-in wall-to-wall cabinetry  
~ Built-in wall shelving and cabinets
- Bedroom 4** ~ Panelled walls, built-in shelving  
12'10" x 10'8"  
~ Above ground windows
- Bedroom 5** ~ Double closet  
10'3" x 8'10"  
~ Above ground window
- Powder Room 2pc** ~ Toilet and sink
- Laundry/Utility** ~ Built-in work bench, above ground window  
13'10" x 7'5"  
~ Maytag washer and dryer, double laundry sink  
~ Separate area with furnace and hot water tank
- Storage Room** ~ Built-in shelving  
12' x 6'7"
- Hallway** ~ Closet, extra storage under staircase

### **IMPROVEMENTS**

- Updated triple pane main floor windows  
All basement windows replaced – 2008  
Interior painting – 2008  
Tuckpointing on chimney and around garage – 2008  
Eavestroughs/soffits and fascia updates - 2008  
Repaired eavestroughs/soffits and fascia – 2008  
Roof shingles scheduled to be replaced – Oct. 2008

# **PARKWOODS COMMUNITY HIGHLIGHTS**

## **Recreation and Parks**

**Broadlands Community Centre and Park:** (Underhill Drive & Broadlands Blvd.) Outdoor skating rink for hockey and pleasure skating and an outdoor swimming pool for lessons and public swimming. There is also a playground for children, baseball diamond and soccer field.

**Brookbanks Park:** (Parkwoods Village Dr. & Brookbanks Dr.) 5 minutes away, with unique, wood chip nature trail and paved path that is ideal for walking, jogging, roller-blading and cycling. During the winter, residents cross-country ski and snowshoe in a wonderful winter setting.

**North York Public Library:** (Brookbanks Dr. & Fenside Dr.) There is an auditorium for a variety of programs for children, teens, adults and seniors.

**Fenside Arena:** (Fenside Drive & Slidell Cr.) Pleasure skating, hockey, skating lessons and seniors skate are all available.

**Donalda Golf and Country Club:** (Lawrence Ave. E. & Don Valley Parkway) Enjoy an 18 hole private golf course.

## **Health Care**

North York General Hospital, Bloor MacMillan Children's Centre, and Sunnybrook & Women's College Health Sciences Centre.

## **Transportation**

**Public:** TTC Express Bus at Underhill can have you downtown in 20 minutes. Bus service along Lawrence Avenue also provides access to the downtown core.

**By Car:** Minutes to Don Valley Parkway which provides access to the downtown core, the 401 and it's network of commuter highways.

## **Nearby Attractions**

Edward's Gardens, Wiliket Creek, Harbourfront, Roger's Centre and Air Canada Centre.

## **Local Shops and Conveniences**

**Donwoods Plaza:** (Underhill and Broadlands Blvd.) Valu-Mart, M&M Meats, Video Store, Shopper's Drug Mart, Antonio's Hair Salon, Dry Cleaners, TD Canada Trust, Men's Hair Stylist, Donwood's Variety Store, Flower Shop, Dollar & Deals, Bagel King Bakery & Deli, Mini Mart, Pet Food Store, Dentist Office, Double Double Pizza and High Street Fish and Chips.

**Victoria Terrace:** (Lawrence Ave. E. & Victoria Park) This mini outdoor mall has everything you need from No Frills, Goodlife Fitness, Jenny Craig, Canada Post, Babies R Us, Toys R Us, CIBC, Dollarama, Just Convenience, EBK Salon & Spa, Citi Financial, Medical Offices, Georgy Porgy's Restaurant, Classic Café, Harveys and Baskin Robbins.

**Parkwood's Village Centre:** (York Mills Rd. & Fenside Dr.) One stop shopping at Parkwoods Village, host to a Food Basic, TD Canada Trust, Shoppers Drug Mart, Tasty Bite Fish & Chips, Canada Post, Coin Laundry, Parkers Cleaners, Pizza Pizza, Dental Office, Photo Frame Centre, Paul Pogue Salon, State Farm Insurance, La Notre Coffee & Donuts, Parkwoods Restaurant & Tavern, Super Dollar Store, Jewelry by Paul and Family Food Fair Convenience Store.

**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.

**Fairview Mall:** (Don Mills Rd. & Sheppard Ave.) A variety of stores like TD Canada Trust, The Bay, Sears, Carlton Cards, Coles, Gymboree, Jacob/Jacob Jr., Lewiscraft, Silver Dollar, Bell World, Lenscrafters, HMV, Fairweather, LCBO, Moxies, Michel's Baguette, Bourbon Street Grill, Cultures, Fit for Life, Druxy's, McDonald's and New York Fries just to name a few!

**Bayview Village Shopping Centre:** (Bayview Ave. & Sheppard Ave.) A great selection of stores like Loblaws, CIBC, Scotia Bank, Chapters, Gap Kids, Roots, Pet Value, Braddock Optical, LCBO, Shoppers, Village Spa, Bell World, Guess, Blacks, Shoe Repair, Dentist and Doctors Offices.



## COMMUNITY SCHOOLS

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

JK-5 Ranchdale PS 416-395-2800  
60 Ranchdale Cres  
6-8 Milne Valley Middle School 416-395-2700  
100 Underhill Dr  
9-12 Victoria Park CI 416-395-3310  
15 Wallingford Rd

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

SK-6 Broadlands PS 416-395-2090  
106 Broadlands Blvd  
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 Annunciation CS 416-393-5299  
200 Old Sheppard Avenue  
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)

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

**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:** \$3,998.39 (Annual in 2008)

**Lot Size:** 65 feet x 100 feet

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

**Possession:** 60-120 days or to be arranged

**Heating:** Exceptionally economical and energy efficient forced  
air geothermal heat pump with central air conditioning.  
**Note:** Basement in-floor radiant heating system "as-is" condition.  
This heat source is not used since the geothermal system  
heats and cools the whole house year-round.

**Utility Costs**

**Hydro Costs:** Approx. \$215/month (2007-2008)  
INCLUDES HEAT AND ELECTRICITY!

**Water Costs:** Approx. \$ 80/month (2007-2008)

**Inclusions:** Whirlpool refrigerator and Frigidaire stove, Maytag  
built-in dishwasher, Maytag washer and dryer, piano (at buyer's option),  
workbench, over-arm saw, all built-in shelving and closet organizers, central  
vacuum canister (as-is, not roughed in), electric garage door opener &  
remote, pool equipment, all electric light fixtures and window coverings

**Inground Pool:**

**Type:** Concrete **Built:** 1969  
**Pump:** 2006 **Filter:** 2006  
**Heater:** None (but previously heated with a gas heater)  
**Note:** Average unheated summer water temp 68-78 degrees

**A Home Inspection Report dated May 12th, 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.**

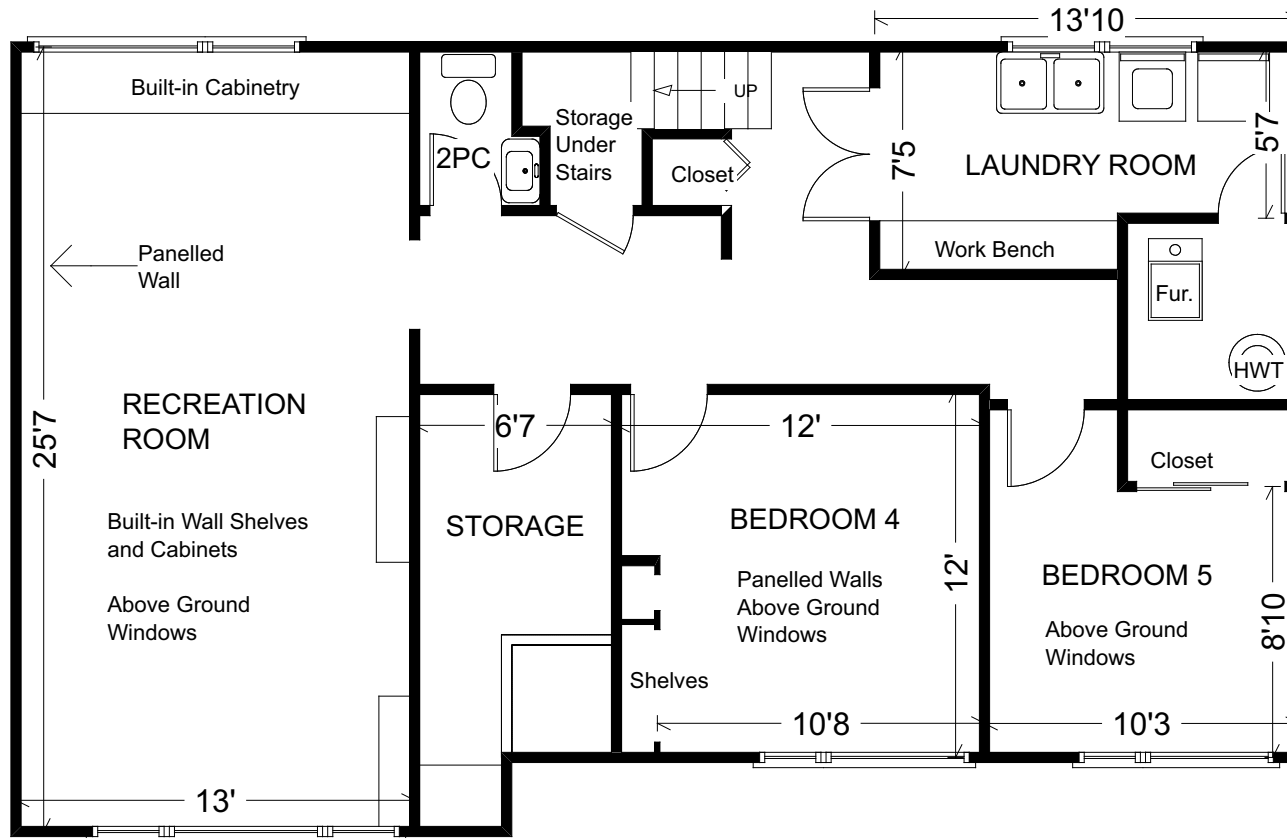
**E&OE**

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Main Level

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Lower Level