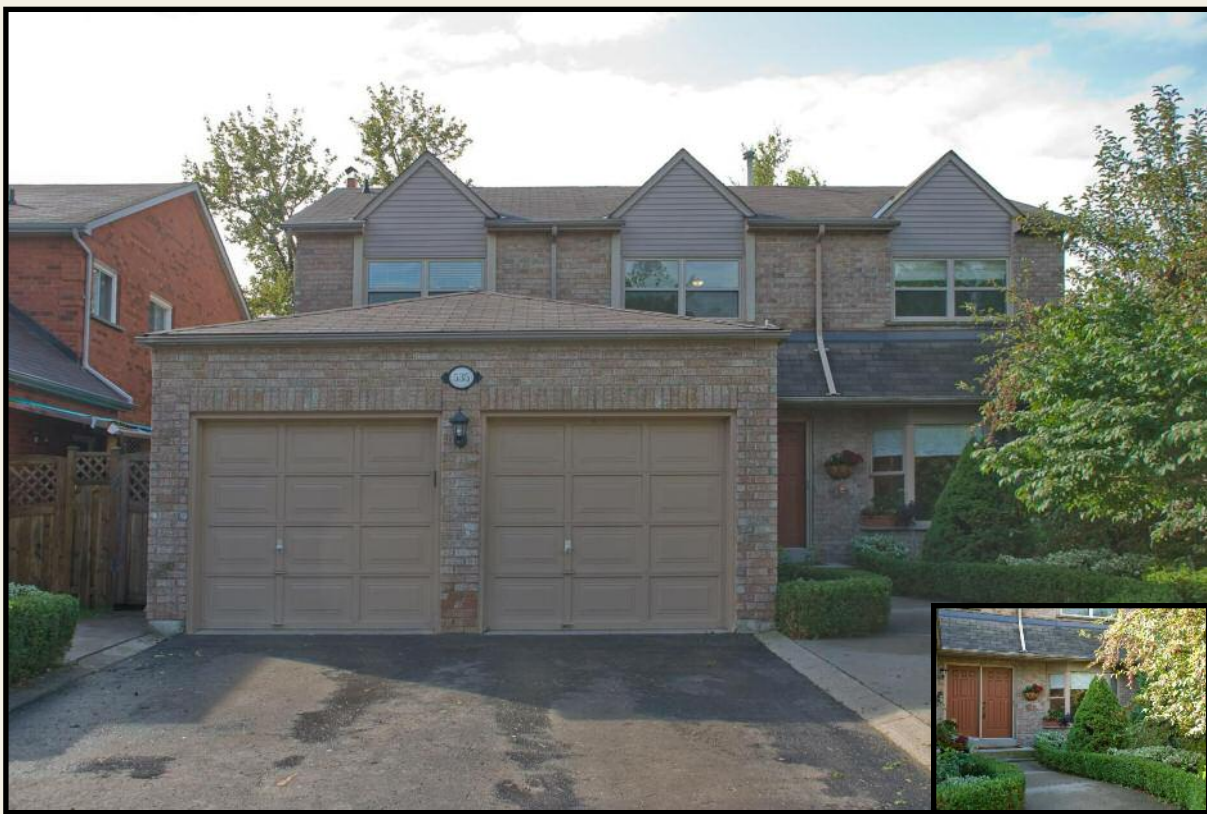


535 Charnwood Court

Pickering

www.535charnwood.com



\$435,000



THE MILLS TEAM
FOR ALL YOUR REAL ESTATE NEEDS

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



Prudential

Sadie Moranis
Realty, Brokerage

416-487-4343

themillsteam@sadiemoranis.com

*Sales Representative **Broker

Welcome to 535 Charnwood Court, Pickering



Foyer



Living Room



Dining Room



Kitchen



Kitchen



Breakfast Area



Family Room



Master Bedroom



Recreation Room



WELCOME TO 535 CHARNWOOD COURT

MAIN LEVEL

- Foyer** ~ 16'9" ceiling height, ceramic tile at entry
~ Double closet, circular staircase to upper level
~ Crown moulding, hardwood floor
- Living Room** ~ Bay window, walk-through to dining room
17'4" x 12' ~ Crown moulding, broadloom
- Dining Room** ~ Walk-through to living room and breakfast area
12'4" x 12' ~ Large window, crown moulding, broadloom
- Kitchen** ~ Stainless steel appliances: Woods full-size
13'8" x 9'5" refrigerator, Kitchen-aid gas stove, Kenmore
dishwasher, built-in LG microwave/hood exhaust
~ Maple cabinetry, slate tile backsplash,
"Silgranit" double sink
~ Built-in desk area/buffet/ with pass through
to family room
- Breakfast Area** ~ Sliding door walk-out to 2-tiered deck
13'8" x 10'5" ~ Walk-through to dining room and family room
~ Multiple windows with California shutters
- Family Room** ~ Double French door entry
17' x 13' ~ Reclaimed brick wood burning fireplace
~ Pass-through to kitchen with maple storage
cabinets below
~ California shutters, crown moulding,
hardwood floor

MAIN LEVEL CONTINUED

- Powder Room 2pc** ~ Pedestal sink, ceramic tile floor
- Laundry Room** ~ Laundry sink
~ Direct access to double garage, window

UPPER LEVEL

- Master Bedroom** ~ Double door entry
20'4" x 13'8" ~ Triple window and two side windows
~ Walk-in closet, ceiling fan/fixture, broadloom
- Ensuite 4pc** ~ Soaker tub, separate shower,
~ Window, beadboard wainscotting
~ Built-in medicine cabinet and shelving
~ Ceramic tile floor
- Bedroom 2** ~ Double closet with sliding door
13'4" x 13'2" ~ Double window, broadloom
- Bedroom 3** ~ Double closet with sliding door
11'6" x 10'3" ~ Double window, broadloom
- Bedroom 4** ~ Double closet with sliding door
12'2" x 11' ~ Double window, broadloom
- Bathroom 4pc** ~ Window, beadboard wainscotting
~ Built-in medicine cabinet and shelving
~ Ceramic tile floor





535 CHARNWOOD COURT

LOWER LEVEL

Recreation Room ~ Gas fireplace with marble facing
15'1" x 16'6" ~ Two above ground windows
~ Open to games room, laminate wood floor

Games Room ~ Open concept
31'4" x 13' - Irreg ~ Broadloom

Bedroom 5 ~ Extra deep custom made (4') storage closet with
14'7" x 11' shelving (built to hold Rubbermaid storage bins)
~ Closet, above ground window
~ Halogen pot lights, berber-style broadloom

Office/Bedroom 6 ~ Above ground window, broadloom
11' x 10'4"

Bathroom 3pc ~ Glass enclosed corner shower

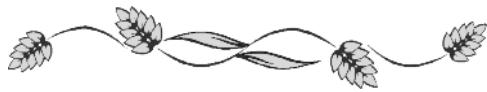
Workshop ~ Access to extra storage area under staircase
10'11" x 6'9" ~ Built-in shelving

RECENT RENOVATIONS & IMPROVEMENTS

2007 - 2008 ~ Renovated kitchen – new countertops, sink & faucet,
backsplash, flooring, custom built bar counter and
drawers, refinished cabinetry & new hardware
~ New broadloom in master bedroom
~ Sealed and rebuilt driveway in front of garage

2003 - 2006 ~ Reshingled roof
~ Renovated basement with custom designed and built
fireplace mantle, new laminate flooring and
baseboards, bedroom built with custom storage
closet, 3 piece bathroom
~ Refinished deck and shed
~ Refinished upstairs and master bathrooms with new
hardware, ceramics, refinished cabinetry and
adjustable flow toilets
~ Fully painted entire house
~ Additional insulation put into attic to achieve
R40 rating

2000 - 2002 ~ Refinished all main floor trim and added new
baseboards and crown moulding
~ Added natural gas line extensions for BBQ,
downstairs fireplace and natural gas stove
~ Upper front windows replaced
~ Installed hardwood floor in family room



COMMUNITY HIGHLIGHTS

Shopping

Steeple Hill Shopping Centre: (White's Rd & Hwy #2) Price Chopper, Shopper's Drug Mart, Blockbuster Video, Second Cup, Little Caesar's Pizza, Burger King, Quizno's Subs, dry cleaner, medical and dental offices

White's Road Shopping Centre: (White's Rd & Hwy #2) LCBO, The Beer Store, Moores, Colour Your World, Scotiabank, Party Store, Pizza Pizza, The Source, Lone Star

Amberlea Shopping Centre: (White's Rd & Stroud's Lane) This centre has a wide selection of shops and services such as Dominion (24 hr), TD Canada Trust, Pharma Plus, Pizza Pizza, Roger's Video, M&M's Meat shop, dollar store, medical offices, veterinarian office among many more..

Pickering Town Centre: (Liverpool Rd and Hwy #2) Wide variety of shops and services including The Bay, Sears, Zellers, Roots, Gap, Athlete's World, Mastermind and HMV plus Famous Players movie theatres.

Nearby "Big Box" Retailers: Sam's Club, Walmart, Toys'R'Us, Winners, Canadian Tire, Mark's Work Warehouse, Payless Shoes, Sobey's (open 24 hours) are located nearby at Brock and Hwy 401. New Home Depot is located at Hwy 2 and Dixie Road.

Restaurants

Al Dente, Massey's, Burb's Bistro, The Mount Everest, Thai Orchid, East Side Mario's, Mandarin, Lone Star, Swiss Chalet, Shagwell's, Tim Horton's and Burger King.

Healthcare

Rouge Valley Healthcare - Scarborough Division
Rouge Valley Healthcare - Ajax-Pickering Division

Recreation and Parks

Pickering Recreation Complex: (Valley Farm Rd. & Kingston Rd.) Located in the heart of the City of Pickering, this complex offers a fitness room and cardio annex, indoor pool, indoor tennis, squash and racquetball, two indoor ice arenas, fitness classes
Petticoat Creek: (south on White's Rd.) Offers 12 picnic sites along with a 1.5 acre outdoor supervised swimming pool, change rooms, refreshments and a playground.

Millenium Square Park: (south on Liverpool Rd.) Stroll along the boardwalk of the Waterfront Trail and enjoy the children's playground and waterpark. Take advantage of the two beach volleyball courts. Free outdoor concerts are offered in the summer.

Kinsmen Park: (south on Sandy Beach Rd.) This large recreational park offers four softball diamonds, six soccer fields, 4 lighted tennis courts, football field, children's playground

Pickering Central Library and Petticoat Creek Branch: Public library, seniors programs, community meeting room, children's storytime

Amberlea Park: Stroll to the neighbourhood park and enjoy the green space and children's playground

Transportation

By Car: Quick access to Highway 401 by either the Whites Road or Port Union interchanges. Easy access to 407 via Altona Rd. N.

Public: Durham Region Transit to Pickering GO Train Station located at Bayly and Liverpool.

Attractions Nearby

Metro Toronto Zoo, Waterfront Trail, Pickering Museum Village



COMMUNITY SCHOOLS

Durham District School Board

905-666-5500

www.ddsb.durham.edu.on.ca

JK-8 Highbush Public School
605 Strouds Lane

905-839-5289

9-12 Dunbarton High School
655 Sheppard Avenue

905-839-1125

French Immersion Programs

1-8 Frenchman's Bay Public School
920 Oklahoma Drive

905-839-1131

9-12 Pickering High School
180 Church Street North

905-683-4760

Durham Catholic District School Board

905-576-6150

www.durhamrc.edu.on.ca

JK-8 St. Elizabeth Seaton
490 Strouds Lane

905-839-0005

9-12 St. Mary's Catholic Secondary School
1918 Whites Road

905-420-7166

French Immersion

4-8 Hold Redeemer Catholic School
747 Liverpool Road South

905-839-5409

9-12 All Saint's Catholic Secondary School
3001 Country Lane

905-666-7753

Post Secondary Schools

www.sbinfo.edu.gov.on.ca

Durham College (6 locations)

905-721-2000

University of Ontario Institute of Technology

905-721-3190

ADDITIONAL INFORMATION

Taxes: \$4,937.85 (2008 Annual)

Lot Size: 48.50 feet x 128.28 feet (irregular corner lot)

Parking: Attached 2 car garage with private driveway and parking for 4 cars

Possession: 30-60 days or to be arranged

Heating: Forced air gas with central air conditioning

Utility Costs

Heating Costs: Approximately \$131 per month

Electrical Costs: Approximately \$100 per month

Water Costs: Approximately \$80 per month

Inclusions: Refrigerator, gas stove, built-in dishwasher & microwave, all electric light fixtures & window coverings, garage door opener & remotes, central vacuum & related equipment, all built-in shelving, satellite dish, shed, alarm system (unmonitored), intercom (as is), jungle gym

Exclusions: Washer & dryer, Woods upright freezer, computer monitor in kitchen

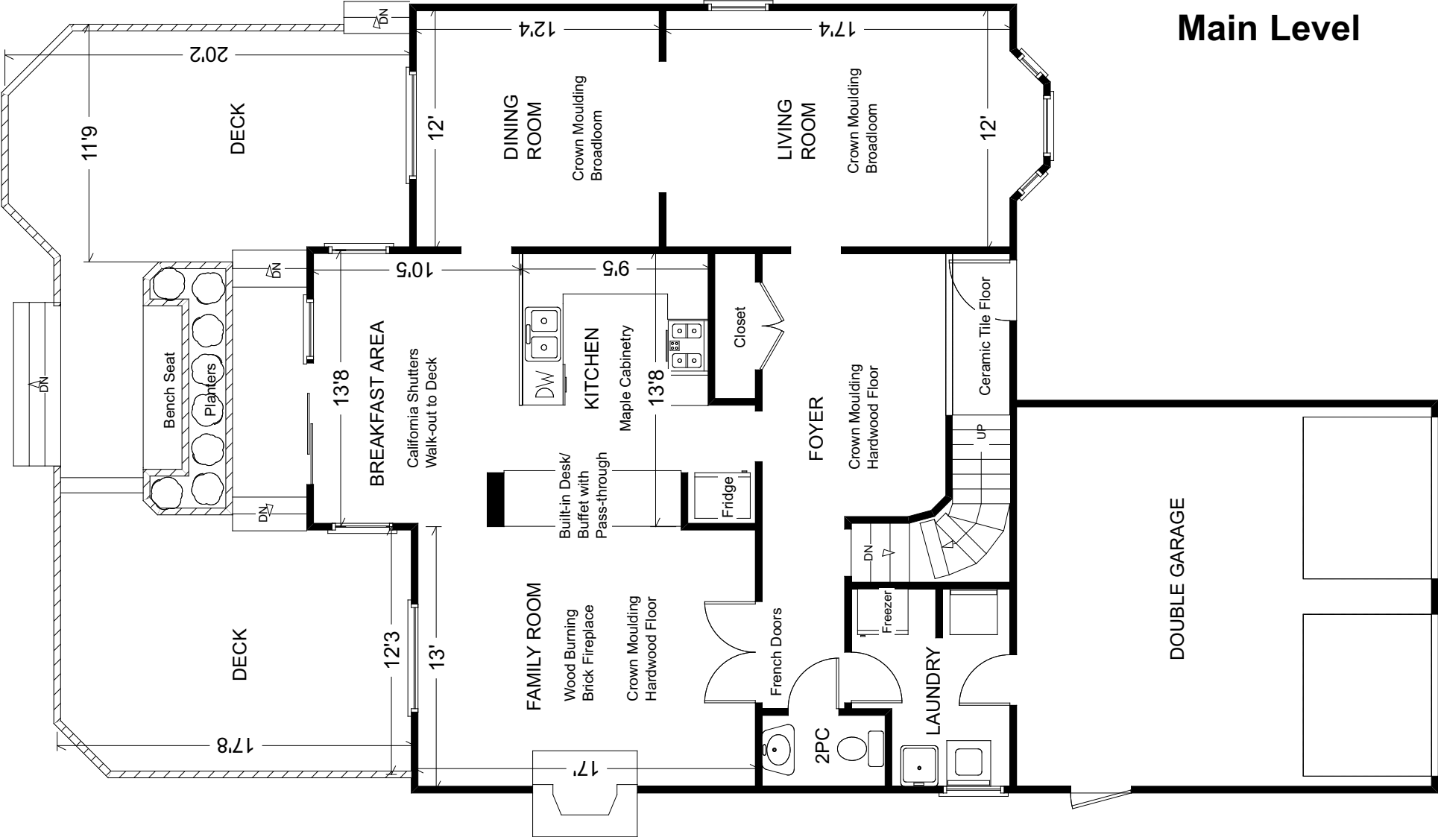
Rental Equipment: Hot water tank

A Home Inspection Report dated September 4th, 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

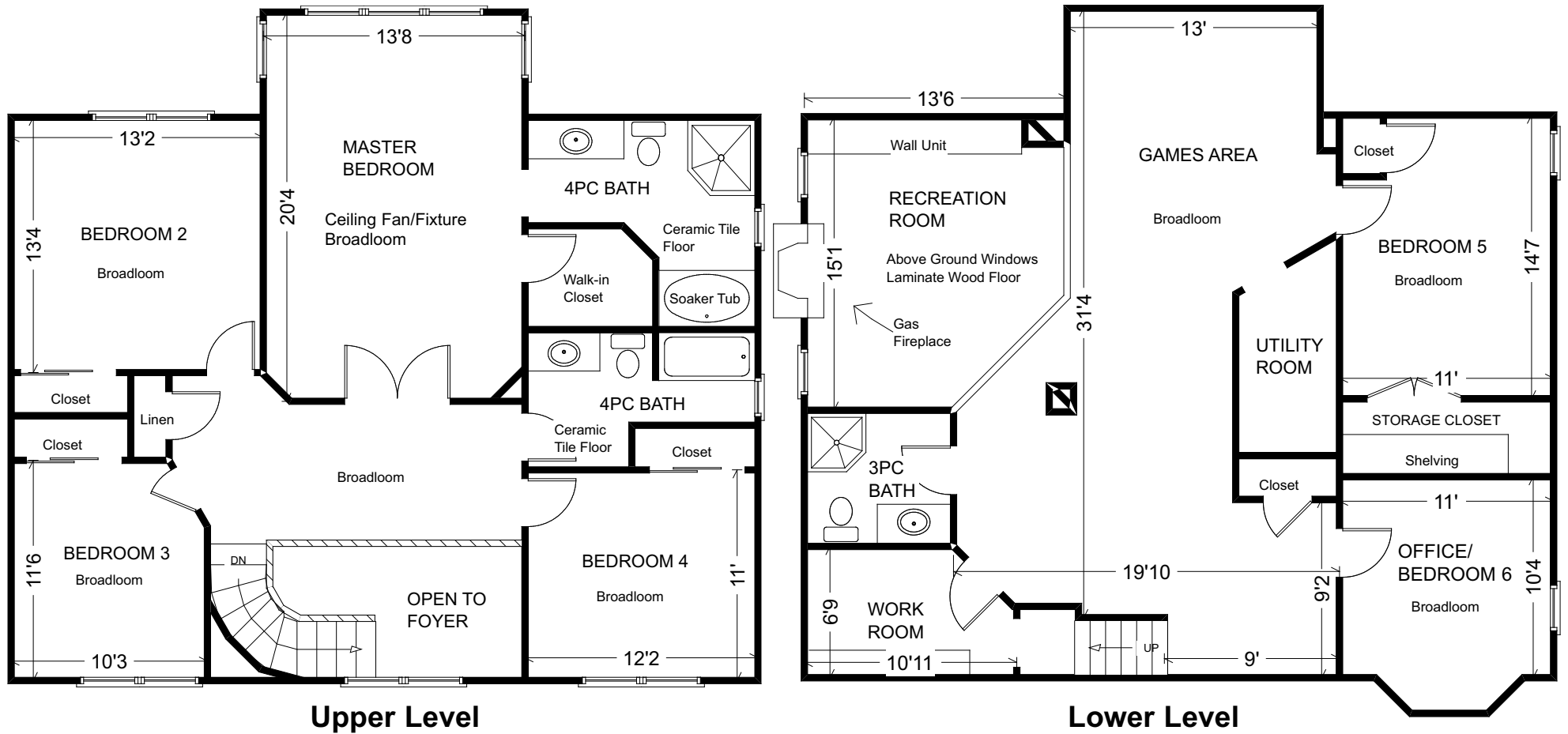
535 Charnwood Court

Main Level



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

535 Charnwood Court



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