



581 Scarlett Road, TH6

www.581scarlett.com

\$489,000



THE MILLS TEAM
FOR ALL YOUR REAL ESTATE NEEDS

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Prudential

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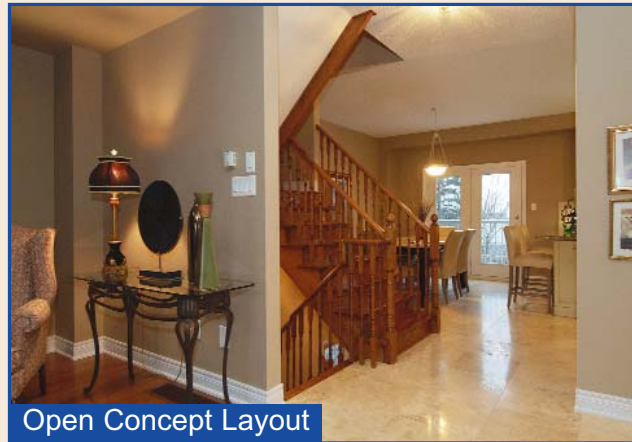
Living Room



Kitchen



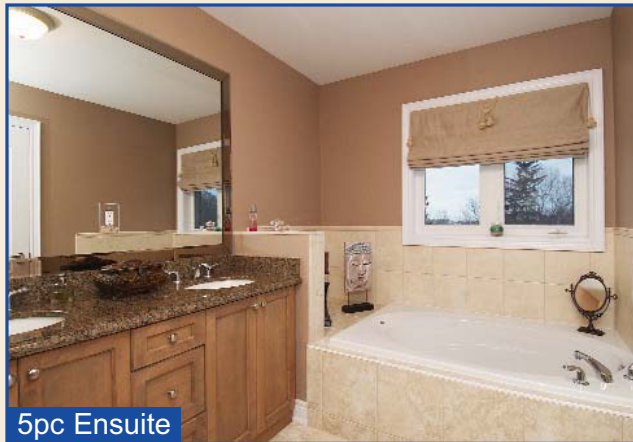
Dining Room



Open Concept Layout



Master Bedroom



5pc Ensuite



3rd Bedroom



Recreation Room



WELCOME TO 581 SCARLETT ROAD, TH6

MAIN LEVEL - 9' CEILING HEIGHT

- Entry** ~ 18" limestone floor
~ Oak stairs to main level, coat closet
- Living Room** ~ Open concept, custom built-in entertainment
21'5" x 16'9" centre with cabinetry and shelving which
accommodates a 52" television
~ Triple window, halogen pot lights,
hardwood floor
- Dining Room** ~ Open concept
11'8" x 11'4" ~ Garden door walks-out to balcony
~ 18" limestone floor
- Kitchen** ~ Stainless steel Frigidaire refrigerator, Frigidaire
13'4" x 9'6" cooktop, panelled Air King hood exhaust,
Frigidaire stainless steel oven, Whirlpool stainless
steel dishwasher, and double stainless steel
sink with window above
~ Faux finished cabinetry with crown moulding and
one upper cabinet with glass doors
~ Tumbled marble backsplash with border detailing,
countertop task lighting, granite countertops
~ Open to dining room with breakfast bar
~ 18" limestone floor
- Powder Room 2pc** ~ Toto toilet, pedestal sink
~ 18" limestone floor

UPPER LEVEL

- Master Bedroom** ~ Double door entry, walk-in closet
15'9" x 13'2" ~ Triple window, hardwood floor
Ensuite 5pc ~ Jacuzzi soaker tub with tile surround and
window above, separate shower with built-in
bench and custom etched glass enclosure
~ Double vanity with granite countertop and
bevelled mirror above, tile floor
- Bedroom 2** ~ Double closet, two windows
14'10" x 10'9" ~ Hardwood floor
- Bedroom 3** ~ Double closet, two windows
10' x 9'9" ~ Hardwood floor
- Bathroom 4pc** ~ Toto toilet, ceramic tile floor
- LOWER LEVEL**
- Recreation Room** ~ Sliding door walk-out to south facing patio
14'10" x 12' ~ Direct access to double garage
Irregular ~ Extra storage under staircase, ceramic tile floor
- Powder Room 2pc** ~ Pedestal sink, above ground window
~ Ceramic tile floor
- Laundry/
Utility Room** ~ Whirlpool washer and dryer, laundry sink
13'8" x 6'5" ~ Forced air gas furnace, hot water tank (rental)



COMMUNITY HIGHLIGHTS

RECREATION AND PARKS

Tommy Thompson Trail/Humber River: This trail is a beautiful river valley route popular with pedestrians, rollerbladers and cyclists. Follow the Humber River south for 10km to intersect with the Martin Goodman Recreational Trail which continues east along Lake Ontario.

Weston Lion's Park: This park has four tennis courts, two baseball diamonds, two swimming pools, a snack bar and a children's playground. It is also the home of Weston arena that offers ice rentals and banquet hall facilities

Eglinton Flats: This scenic greenspace offers wide open parkland divided into four areas. It has paved trails, a large pond, picnic benches, sports fields and twelve tennis courts. The Eglinton Flats Winter Tennis Club puts a bubble on six of the courts during the wintertime which are available to the public.

Scarlett-Woods Golf Course: Located in the southwest pocket of Eglinton Flats, this executive length par 62 course is suitable for beginners and experts.

LOCAL RESTAURANTS

Just to name a few...Merlot(Kingsway Village), Jolly II (Weston & 401), Simply Thai and Sharkey's (Bloor West Village), Oregon Grill (Islington Village)

HEALTH CARE

Humber River Regional Hospital



NEIGHBOURHOOD CONVENIENCES

Convenient central Etobicoke location with easy access to:

Humbertown Plaza: (Royal York Rd & Dundas) Offers a number of specialty food shops along with Loblaws, Hallmark, LCBO, Black's, Second Cup, Laura Secord, Blockbuster, Scotiabank & more.

Bloor West Village (Jane St. & Bloor St.) Stroll along Bloor Street and visit Cards 'N Such, Kingsway Meat & Deli, Bloor Meat Market, Marlboroughs, Carload Food Market, Sunglow Bakery, The Body Shop, Beddington's Bed & Bath, Pharmasave, Jolanta Interiors, Cavalier, Max's Market, Fresh & Wild, Shopper's Drug Mart, Chapters.

Kingsway Village (Royal York Rd and Bloor St.) Enjoy the abundance of gourmet shops, restaurants and conveniences in this popular Toronto shopping district.

Crossroads Centre: (Weston Road south of 401)

TRANSPORTATION

Public: Buses along Scarlett Rd. connect to the Jane and Runnymede subway stations on the Boor Danforth subway line. The Scarlett Rd. bus also connects with the Weston GO station on Lawrence Ave.

By Car: Motorists have quick and easy access to the 401 via Weston Rd. and are minutes away from Hwy 400 or Hwy 427 for routes north of the city.

NEARBY ATTRACTIONS

Easy downtown access to Harbourfront, Rogers Centre & the Air Canada Centre



COMMUNITY SCHOOLS

Toronto District School Board 416-397-3000
www.tdsb.on.ca

JK-5 Westmount Jr. PS 416-394-7720
95 Chapman Road
6-8 Hilltop M.S. 416-394-7730
35 Trehorne Dr.
9-12 Scarlett Heights Entrepreneurial Academy 416-394-7750
15 Trehorne Dr.

Toronto Catholic District School Board 416-222-8282
www.tcdsb.on.ca

JK-8 St. Demetrius Catholic School 416-393-5384
125 Rose Avenue
9-12 Don Bosco Catholic Secondary 416-393-5525
2 St. Andrews Blvd.

French Immersion Programs
www.tdsb.on.ca

JK-5 Elmlea Junior School 416-394-7910
50 Hadrian Dr
6-8 Hilltop M.S. 416-394-7730
35 Trehorne Dr.
9-12 Richview Collegiate Institute 416-394-7980
1738 Islington Ave.

Post Secondary Schools
www.sbinfo.edu.gov.on.ca

York University - 4700 Keele Street 416-736-2100
Humber College - 205 Humber College Blvd. 416-675-6622
University of Guelph/Humber - 207 Humber College Blvd.. 416-798-1331

Toronto Private Schools
www.edu.gov.on.ca/eng/general/elemsec/privschr/index.html

Kingsway College School - 4600 Dundas St. W. 416-234-5073
Mississauga Private School - 30 Barrhead Cres. 416-745-1328

ADDITIONAL INFORMATION

Property Taxes: \$ 3,805.91 (Annual in 2008)

Possession: 60-90 days or to be arranged

Parking: Built-in Garage with Two Parking Spaces

Maintenance Fee: \$300.00 per month

Includes: Common elements, building insurance, parking, snow removal, lawn care and exterior window cleaning twice a year

Utility Costs

Hydro Costs: Approx \$54.00/month (2007-2008)

Gas Costs: Approx \$79.00/month (2007-2008)

Water Costs: Approx \$25.00/month (2007-2008)

Approximate: 2260 sq ft (per MPAC)

Square Footage

Pet Restriction: Dogs, cats, caged birds, fish and turtles are welcome

Property Manager: The Management Group
Contact: Mike Guida, 905-303-7466

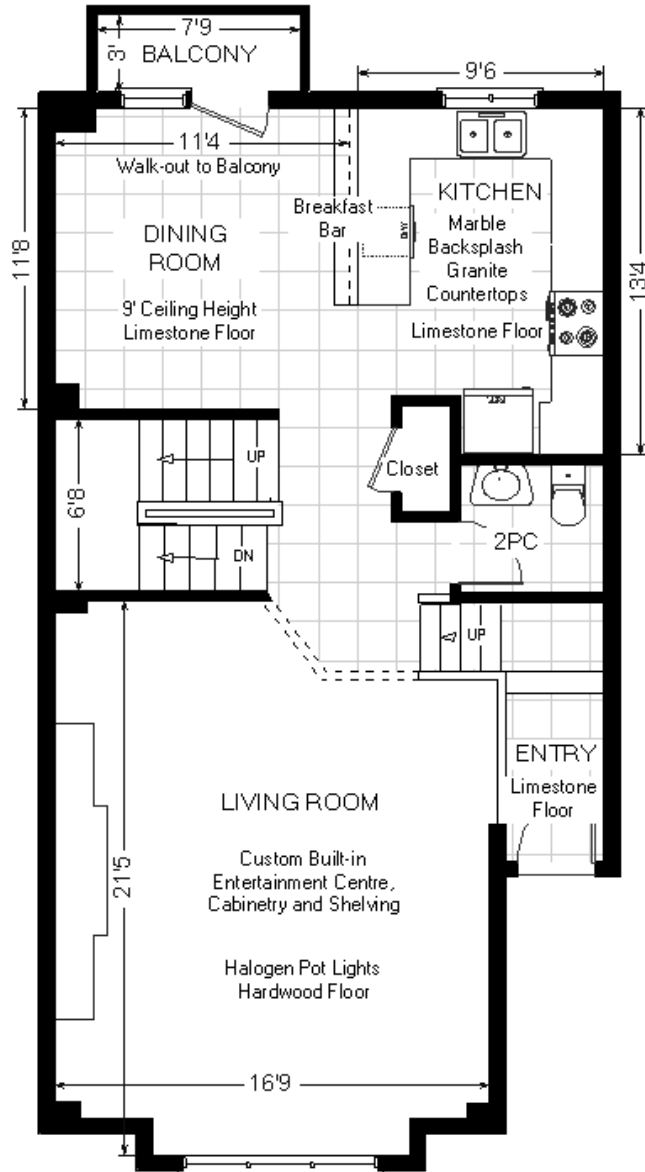
Inclusions: Stainless steel Frigidaire refrigerator, Frigidaire cooktop, panelled Air King hood exhaust, Frigidaire stainless steel oven, Whirlpool stainless steel dishwasher, Whirlpool washer and dryer, light fixtures, central vacuum & equipment, garage door opener and 2 remotes, roughed in alarm system, all built-in shelving, all electric light fixtures and window coverings

E&OE

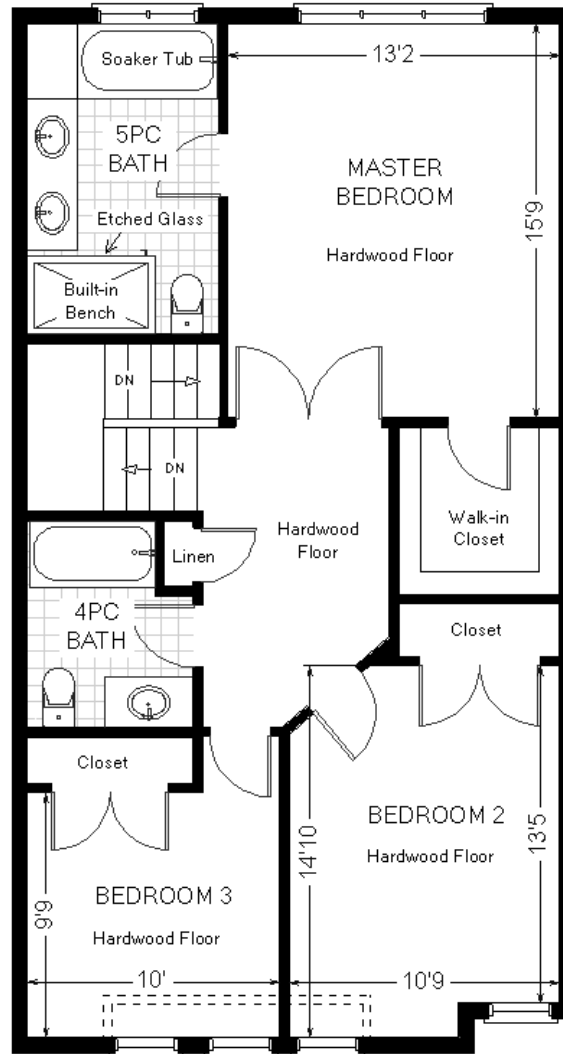
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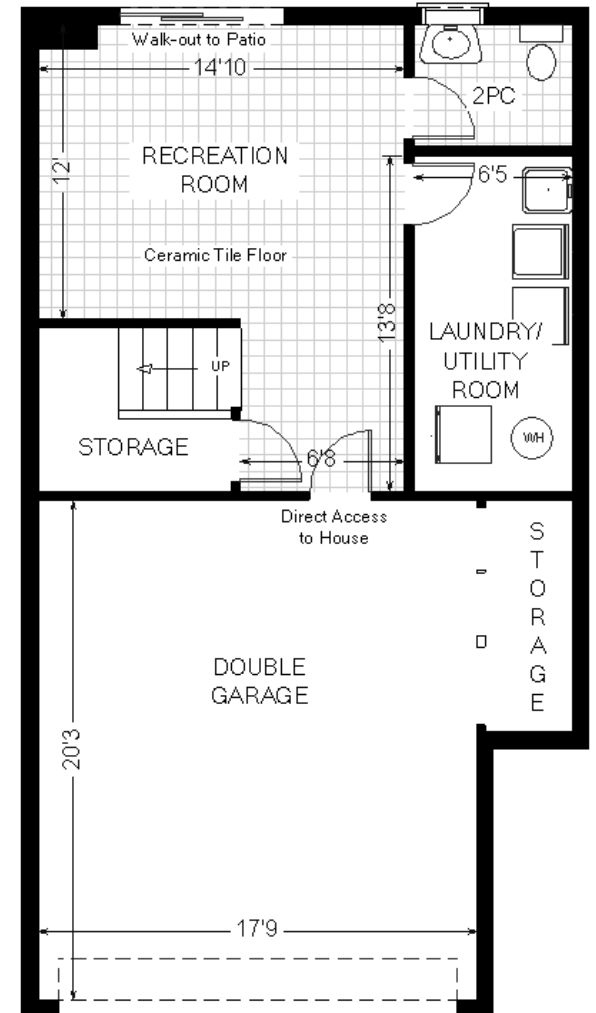
Main Level



Upper Level



Lower Level



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