

	<p><b>34 Kirkdene Dr</b> <span style="float: right;"><b>List: \$1,950,000 For: Sale</b></span></p> <p><b>Toronto Ontario M1C 3A7</b></p> <p>Toronto E10 Rouge E10 Toronto</p> <p><b>SPIS: N</b> <span style="margin-left: 100px;"><b>Taxes: \$3,904.36 / 2023</b></span> <span style="float: right;"><b>DOM: 0</b></span></p>
	<p>Detached <span style="margin-left: 150px;"><b>Front On: N</b></span> <span style="float: right;"><b>Rms: 8 + 2</b></span></p> <p><b>Link: N</b> <span style="margin-left: 150px;"><b>Acre:</b></span> <span style="float: right;"><b>Bedrooms: 4 + 1</b></span></p> <p>2-Storey <span style="float: right;"><b>Washrooms: 5</b></span></p> <p style="text-align: right;">1x2xMain, 1x5x2nd, 2x4x2nd, 1x3xBsmt</p> <p><b>Lot: 45.49 x 120 Feet Irreg: Irregular - Back 60.57Ft</b></p> <p><b>Dir/Cross St: Pt Union/ 401</b></p>

**MLS#: E7257518** **Contract Date: 10/30/2023** **PIN#:**

**Possession Remarks: TBA**

<p><b>Kitchens:</b> 1</p> <p><b>Fam Rm:</b> Y</p> <p><b>Basement:</b> Finished / Full</p> <p><b>Fireplace/Stv:</b> Y</p> <p><b>Heat:</b> Forced Air / Gas</p> <p><b>A/C:</b> Central Air</p> <p><b>Central Vac:</b></p> <p><b>Apx Age:</b></p> <p><b>Apx Sqft:</b></p> <p><b>Assessment:</b></p> <p><b>POTL:</b></p> <p><b>POTL Mo Fee:</b></p> <p><b>Elevator/Lift:</b></p> <p><b>Laundry Lev:</b></p> <p><b>Phys Hdcap-Eqp:</b></p>	<p><b>Exterior:</b> Brick</p> <p><b>Drive:</b> Private</p> <p><b>Gar/Gar Spcs:</b> Attached / 2.0</p> <p><b>Drive Park Spcs:</b> 4</p> <p><b>Tot Prk Spcs:</b> 6.0</p> <p><b>UFFI:</b></p> <p><b>Pool:</b> None</p> <p><b>Energy Cert:</b></p> <p><b>Cert Level:</b></p> <p><b>GreenPIS:</b></p> <p><b>Prop Feat:</b> Fenced Yard, Place Of Worship, Public Transit, School Bus Route</p>	<p><b>Zoning:</b></p> <p><b>Cable TV:</b> A</p> <p><b>Hydro:</b> Y</p> <p><b>Gas:</b> Y</p> <p><b>Phone:</b></p> <p><b>Water:</b> Municipal</p> <p><b>Water Supply:</b></p> <p><b>Sewer:</b> Sewers</p> <p><b>Spec Desig:</b> Unknown</p> <p><b>Farm/Agr:</b></p> <p><b>Waterfront:</b></p> <p><b>Retirement:</b></p> <p><b>Oth Struct:</b></p>
---	---	---

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	6.05	x 3.39	Large Window	Open Concept	Pot Lights
2	Dining	Main	6.05	x 3.39	Combined W/Living	Pot Lights	
3	Kitchen	Main	6.49	x 2.89	Quartz Counter	Centre Island	Modern Kitchen
4	Family	Main	6.49	x 3.96	Fireplace	Pot Lights	W/O To Yard
5	Prim Bdrm	2nd	4.79	x 5.00	5 Pc Ensuite	W/I Closet	Pot Lights
6	2nd Br	2nd	3.09	x 3.65	Semi Ensuite	4 Pc Ensuite	W/I Closet
7	3rd Br	2nd	3.60	x 5.41	Semi Ensuite	4 Pc Ensuite	W/I Closet
8	4th Br	2nd	4.52	x 3.58	4 Pc Ensuite	W/I Closet	Pot Lights
9	Rec	Bsmt	8.69	x 5.37	Wainscoting	Above Grade Window	3 Pc Bath
10	Other	Bsmt	3.23	x 5.91	Above Grade Window	Laminate	Pot Lights

**Client Remks:** EXTENSIVE addition with seamless workmanship, BIGGEST home on the street . Move in ready home on a corner lot with huge pool sized backyard, backing onto a park providing total privacy. Boasting 4 oversized bedrooms + 1 and 5 bathrooms Each bedroom features a walk-in closet and ensuite bath. Step into a spa like oasis of calm primary ensuite and soak in the freestanding tub overlooking tree tops. The home features high end decor, modern wide plank engineered oak flooring and solid oak stairs. The living room combined w/ the dining room, a warm and welcoming space for hosting gatherings. The practical open concept custom kitchen with quartz countertop adds even more style to this already stunning home. Extensive hard & soft landscaping . Finished basement with wainscoting adds yet another space to enjoy.. 2 car finished garage with epoxy flooring & driveway parking for 4 large cars. An amazing opportunity to purchase a home in one of the best rated communities in GTA.

**Extras:** Massive addition nearly doubled the size of original home. Modern decor finishes, wide plank engineered floor throughout main and second floor. Solid oak stairs, custom kitchen w/ quartz counter top, pot filler above oversized gas range.

**Listing Contracted With:** KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE **Ph:** 905-428-8100