

Proudly Presenting



9 Groveland Crescent

Like Being in the Country!

Exquisitely renovated, sun-filled, 3+1 bedroom family home on a large, private lot overlooking lovely calming green space. Top notch materials, quality finishes and attention to details. Shows like a model home. Ideal for nature lovers and for entertaining. Steps to the prestigious Donalda Golf and Country Club. Close to good schools including Three Valleys Primary School with gifted program. Near tennis court, nature trails, ravine, parks, TTC. Near shopping and fine restaurants. Walkway to Don Mills Road and LA fitness. Easy access to highways. Minutes to Downtown.
(See the long list of Improvements and Features inside.)

Offered at \$1,598,800



Ecko Jay • Broker of Record

416-445-8858 • eckojay@eckojay.com • www.eckojay.com

Your Neighbourhood Realtor With A Proven Track Record!

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Main Level

Foyer		<ul style="list-style-type: none">• Open concept• One-piece system front door
Living Room	15'8" x 12'0"	<ul style="list-style-type: none">• Picture window• Open concept• 4" Hardwood floor• Crown moulding• Pot lights
Dining Room	10'3" x 9'10"	<ul style="list-style-type: none">• Sliding glass door to deck, patio & yard• Overlooks green space• Open concept• 4" Hardwood floor• Crown moulding• Pot lights
Kitchen (see "Improvements and attractive features")	12'1" x 9'11"	<ul style="list-style-type: none">• Custom designed and built by "Distinctive By Design" (2015)• Oversized island with quartz counter and push-open built-in cabinets on both sides• Pendant lights• Extra large deep stainless steel sink• Stone backsplash• KWC Swiss made faucet - \$1,200• Cooking oil roll-out drawer• Pantry• Overlooks yard and green space• Open concept• 4" Hardwood floor• Pot lights
Primary Bedroom	13'7" x 10'0"	<ul style="list-style-type: none">• Picture window• Double closet with built-ins• 4" Hardwood floor
2nd Bedroom	11'2" x 9'11"	<ul style="list-style-type: none">• Picture window• 2 Bookshelves• Closet• 4" Hardwood floor
3rd Bedroom	11'1" x 10'0"	<ul style="list-style-type: none">• Overlooks garden• 2 Built-in bookshelves• Ceiling fan• 4" Hardwood floor

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Main Level

(cont'd)

Washroom	1 x 4 piece	<ul style="list-style-type: none">• Custom renovations• Soaker tub• Corian counter• Travertine stone throughout• Linen closet• Ample cabinet space• Large rain shower head• Hardwood floor
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Lower Level

Family Room	19'7" x 13'11"	<ul style="list-style-type: none">• 2 large above-ground windows• Wainscotting• Storage space• Berber carpet• Pot lights
Gym	24'2" x 11'5"	<ul style="list-style-type: none">• Possible bedroom• Above-ground window• Chair rail
Games Room		<ul style="list-style-type: none">• Possible bedroom• Extra large double closet• Chair rail• Berber carpet
Office Area		<ul style="list-style-type: none">• Open concept• Berber carpet
Laundry Room	8'2" x 7'9"	<ul style="list-style-type: none">• Above-ground window• Large, deep sink• Extra storage with soft close cabinets• Vinyl flooring• Sump pump with battery backup
Storage		<ul style="list-style-type: none">• Combined with mechanical room and workshop
Washroom	1 x 4 piece	<ul style="list-style-type: none">• Updated• Floating vanity• Rain shower head

See Virtual Tour: 9groveland.com

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~ Features and Improvements ~

Main Floor- Kitchen

- Custom solid wood kitchen by "Distinctive By Design Kitchens"
- Oversized island with Quartz counter (4 ft 1 1/2 inches by 6 ft 8 1/2 inches)
- Island has lots of storage with push open doors - no handles hit your knees)
- Oversized stainless steel sink - tilt out sink scrub drawer
- KWC faucet (1,200.00)
- Double deep garbage hideaway cabinet
- Pantry has 5 slide out drawers
- Oil drawer for cooking
- 4 oversized drawers for pots & pans and more
- Undermount cabinet lighting
- Sheet pan organizer/slotted organizer above fridge

Main Floor- Living/Dining/Hallway

- 4 inch hardwood floors throughout main floor (plywood underneath)
- 6 inch baseboards throughout main floor
- Oversized windows in living room
- Sliding glass door in dining room
- 3 panel doors throughout main floor
- Pot lighting- living/dining, kitchen, hallway
- Light fixtures matching entrance and dining
- Solid wood railing with black iron banisters
- Recessed LVL beams for open concept
- Crown moulding - living/dining/entrance/hallway

Main Floor - Bathroom

- Custom made Corian counter
- Custom storage linen cabinet
- Large rain shower head
- Brushed nickel taps
- Travertine stone throughout
- Water saver toilet

3 Bedrooms

- Oversized window in two bedrooms with lots of light
- All 4 inch wide hardwood floor

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~ Features and Improvements ~ (cont'd)

Lower Level - TV room/Possible 4th Bedroom-Game room-Gym

- Open large room
- Newer warm Berber carpet through lower level
- Oversized windows with lots of natural light (both main rooms)
- Wainscoting panel moulding
- Pre-wired home theatre for speaker wiring
- Chair rail
- Large double door closet

2nd 4 Piece Bathroom Lower Level

- Floating bathroom vanity
- Rain shower head
- 1x1 Honeycomb/mosaic floor tile

Laundry Room

- New vinyl flooring
- New laundry tub with soft close doors
- Extra storage with soft close cabinets
- Clothes hanging system under cabinets
- Professionally installed telecommunications backboard for in-home fibre

Furnace room

- HWT rental
- large storage room

Backyard

- Oversized shed 8x16
- 8x8 metal shed
- 6x12 deck with decorative panel with black banisters
- 16x14 stone patio
- Raised tumbled stone garden bed

Front

- New 2022 front 2x2 pavers
- 4 ft stone steps (2022)
- Newer eavestrough with leaf guard and extended down pipes
- Emerald cedar garden
- 5 car driveway

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~ Features and Improvements ~

(cont'd)

Appliances

- Wolf dual fuel range (7,500)
- JennAir fridge (3200)
- Bosch dishwasher (1,100)
- Venmar hood range
- Bosch front load washer
- Electrolux dryer
- Furnace is approx. 10 years old

Door

- One system front door (not two pieces) cost was 4,500
- Screen door -600

- **Storage**

Under stairs

Well Worth Noting...

- Newer roof trusses with 16 inch centers
- Newer shingles
- Crushed limestone screening between houses (north side)
- HVAC ducts cleaned 2022
- Driveway has been recently black topped (April)
- Colour matching sheds and deck
- One-inch water pipe from the City

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~ Inclusions* ~

JennAir fridge
Wolf dual fuel range
Venmar hood range
Bosch dishwasher
Bosch front load washer
Electrolux dryer
Window coverings
Floating entertainment shelves
in living room
Living room TV mount
Built-ins
Electric light fixtures
100 Amp service
Hi-efficiency furnace (owned)
Hi-efficiency central air
conditioner (owned)
60 Gallon hot water tank (rental)
2 sheds

~ Exclusions* ~

3 Mounted T.V.'s
2 Lower level TV Brackets
Dehumidifier

~ Amenities ~

Steps to the prestigious Donalda Golf and Country Club.
Close to good schools including Three Valleys Primary School with
gifted program. Near tennis court, nature trails, ravine, parks, TTC. Near
shopping and fine restaurants. Walkway to Don Mills Road and
L A fitness. Easy access to highways.
Minutes to Downtown.

Taxes: \$ 6,186.62/2022

Heating: Forced Air Gas/Central air

Lot Size: 60' x 110'

Possession: End of July, 2023

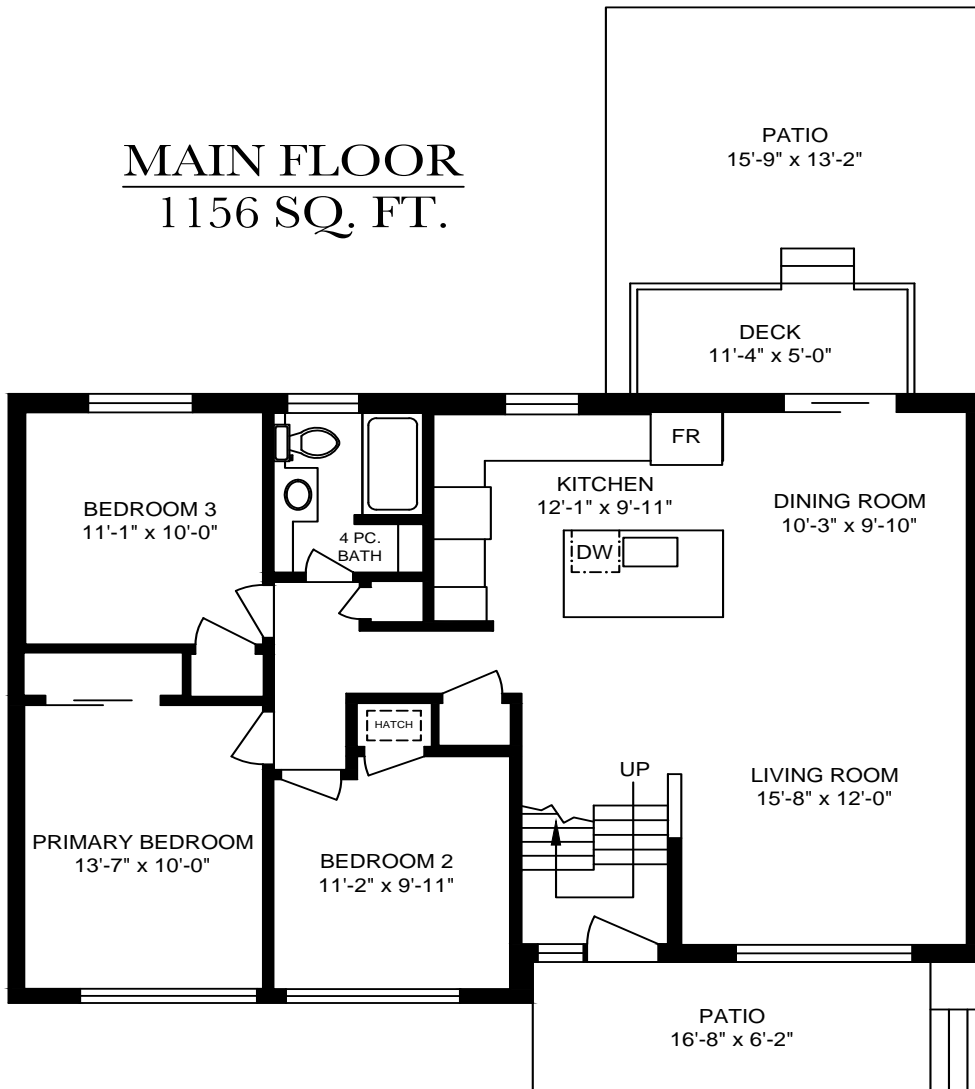
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SHED
16'-2" x 8'-1"

SHED
10'-0" x 6'-6"

MAIN FLOOR
1156 SQ. FT.



0' 5' 10'
SCALE

9 GROVELAND CRES APRIL 28, 2023

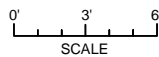
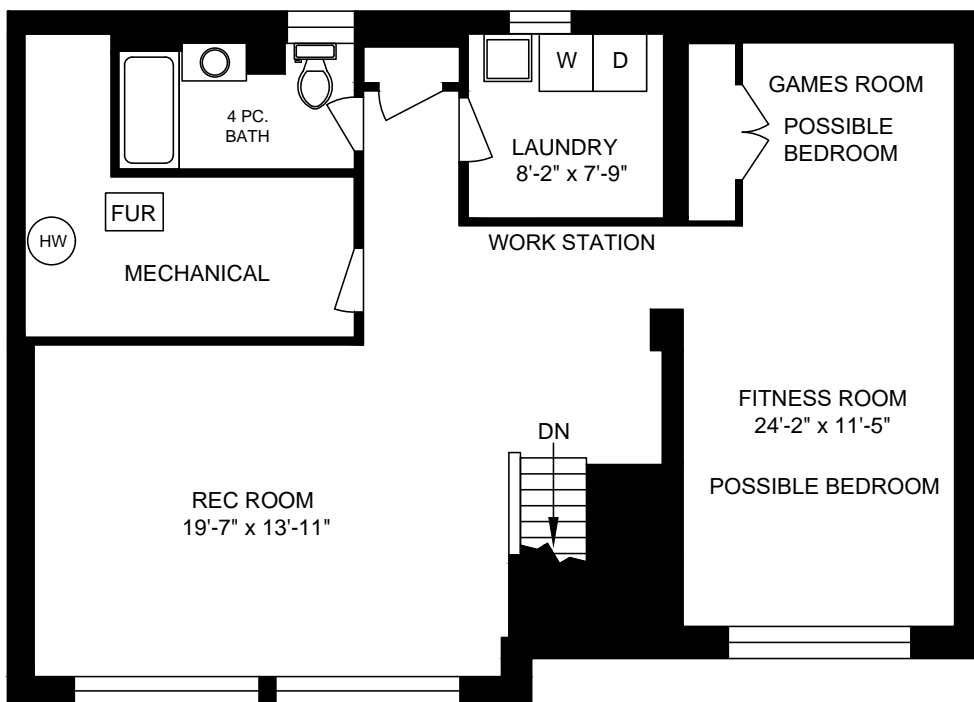
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PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)	
	FINISHED	DECK / PATIO
MAIN	1156	393
LOWER	1156	
TOTAL	2312	393

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LOWER FLOOR 1156 SQ. FT.



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MAIN	1156	393
LOWER	1156	
TOTAL	2312	393

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THANK YOU

... for taking the time to consider this property.
I will be more than happy to answer any questions you might
have regarding this property or any other properties
in this neighbourhood.

What is your house worth?

Call us for a free market evaluation at no obligation to you.



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HAVE A NICE DAY!

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