

Welcome To

83 Larkfield Drive

Living Room	23.75' x 12.8'	7.24 x 3.9m	<ul style="list-style-type: none">● High Ceilings● Large Picture Windows Overlooking The Garden● Combined with Dining Room● Broadloom● Walk-Out to Garden
Dining Room	15.4' x 7.8'	4.69 x 2.38m	<ul style="list-style-type: none">● Combined with Living Room● Broadloom● Pendant Lighting
Kitchen	15.33' x 15'	4.67 x 4.57m	<ul style="list-style-type: none">● Updated● Eat-In Area● Centre Island with Double Sink● White Tile Backsplash● White Tile Flooring● Integrated Appliances● Pot Lights
Second Level			
Primary Bedroom	11' x 10.33'	3.35 x 3.14m	<ul style="list-style-type: none">● Full Walk-In Closet● Broadloom● Large Picture Window Overlooking The Garden and Pool
Second Bedroom	11.9' x 8.8'	3.63 x 2.68m	<ul style="list-style-type: none">● Double Closet● Broadloom● Large Picture Windows Overlooking The Streetscape
Third Bedroom	11.9' x 8.8'	3.63 x 2.68m	<ul style="list-style-type: none">● Double Closet● Broadloom● Large Picture Windows Overlooking The Streetscape
Main Washroom			<ul style="list-style-type: none">● 4-Piece
Lower Level			
Recreation Room	17.6' x 14.7'	5.36 x 4.48m	<ul style="list-style-type: none">● Broadloom● Large Picture Windows
Washroom			<ul style="list-style-type: none">● 3-Piece

Additional Information

Inclusions	<ul style="list-style-type: none">● All inclusions in "as is" condition● Kenmore Refrigerator● GE Stove● GE Ovens● Maytag Dishwasher● GE Microwave● Maytag Washer and Dryer● Window Coverings● Electric Light Fixtures● Broadloom Where Laid● All Inground Pool Tools and Related Equipment
Lot Size	<ul style="list-style-type: none">● 67' x 119.65' x 88' (widens at rear)● No Survey / Plan of Subdivision Available
Legal Description	<ul style="list-style-type: none">● Plan 4758 Lot 332
Property Taxes	<ul style="list-style-type: none">● \$9,618.02 per Annum (2022)
Parking/Drive	<ul style="list-style-type: none">● Private Drive with Built-In Single Car Garage
Heating/Cooling	<ul style="list-style-type: none">● Forced Air Gas Heating● Central Air Conditioning
Possession	<ul style="list-style-type: none">● 60 Days or To Be Arranged

Private Schools

Bayview Glen (GR. JK-12)
85 Moatfield Dr. (416) 443-1030

Crestwood School (GR. JK-12)
411 Lawrence Ave. (416) 444-5858
217 Brookbanks Dr. (416) 391-1441

Public Schools

Rippleton Public School (GR. JK-05)
21 Rippleton Rd. (416) 395-2810

St. Andrew's Middle School (GR. 06-08)
131 Fenn Ave. (416) 395-3090

Windfields Middle School (GR. 06-08)
375 Banbury Rd. (416) 395-3100

York Mills Collegiate Institute (GR. 09-12)
490 York Mills Rd. (416) 395-3340

