

Welcome To

45 Dunvegan Road

Foyer

- Double Closet
- Hardwood Floors
- Wainscotting and Mouldings

Powder Room

- 2-Piece

Living Room

20' x 13'2"
6.10 x 4.00m

- Gas Fireplace
- Sunken
- High Ceilings
- Arched Large Window
- Parquet Floors
- Mouldings
- Overlooks Landscaped Garden

Dining Room

15' x 12'2"
4.58 x 3.70m

- Formal
- Hardwood Floors
- Recessed Ceiling
- Pot Lights
- Wainscoting and Mouldings
- French Door Walk-Out to Deck and Garden

Kitchen

13'4" x 12'9"
4.05 x 3.90m

- Eat-In
- Tile Floor
- Under Counter Lighting
- Pot Lights

Enclosed Cold Room/
Storage

- Tile Floors
- Track Lights

Den

14'7" x 11'10"
4.45 x 3.60m

- Gas Fireplace
- Hardwood Floors
- Arched Window
- Mouldings
- Pot Lights

Second Level - handsome staircase leads to private quarters

Primary Bedroom	15' x 14'1" 4.56 x 4.30m	<ul style="list-style-type: none">◦ Gas Fireplace◦ Two Double Closets◦ Cedar Closet◦ Recessed Ceiling◦ Pot Lights◦ Mouldings◦ Parquet Floors
Primary Ensuite		<ul style="list-style-type: none">◦ 4-Piece◦ Skylight
Second Bedroom	13'6" x 13'2" 4.10 x 4.00m	<ul style="list-style-type: none">◦ Wall-to-Wall Closets◦ Double Closet◦ Parquet Floors
Third Bedroom	12'2" x 11' 3.70 x 3.35m	<ul style="list-style-type: none">◦ Closet◦ Parquet Floors
Sitting Room		<ul style="list-style-type: none">◦ Cathedral Ceiling◦ Parquet Floors◦ Pot Lights◦ Two Arched Windows◦ 2 Skylights
Main Bathroom		<ul style="list-style-type: none">◦ 4-Piece◦ Skylight

Lower Level - direct access to garage

Recreation Room	20'6" x 13' 6.24 x 3.95m	<ul style="list-style-type: none">◦ Laminate Flooring◦ Mirrored Closet◦ Fluorescent Lighting
Bathroom		<ul style="list-style-type: none">◦ 4-Piece
Laundry Room		<ul style="list-style-type: none">◦ Tile Floor
Storage		

Additional Information

Inclusions	<ul style="list-style-type: none">◦ Subzero Refrigerator◦ Jennair Stove◦ Kitchenaid Dishwasher◦ Samsung Washer◦ Samsung Dryer◦ Electric Light Fixtures◦ Broadloom Where Laid◦ Central Vacuum System + Any Existing Related Attachments◦ Window Coverings and Hunter Douglas Shutters in Living Room and Den◦ Irrigation System in Front and Back◦ Motion Detection exterior Light System◦ Garage Door Opener◦ Security System (Monitoring is Separate)
Exclusions	<ul style="list-style-type: none">◦ Sony TV in Primary◦ Samsung TV in 3rd Bedroom
Lot Size	<ul style="list-style-type: none">◦ 31.50 x 175 Feet
Legal Description	<ul style="list-style-type: none">◦ Plan 1315 Part Lot 24◦ See Sketch of Property Survey
Property Taxes	<ul style="list-style-type: none">◦ \$17,902.66 per annum (2022)
Parking/Drive	<ul style="list-style-type: none">◦ Private Drive◦ Parking for Up To 4 Cars◦ Single Attached Garage◦ Newer Copper Water Pipes Under Driveway and Garage
Heating/Cooling	<ul style="list-style-type: none">◦ Forced Air Gas Heating◦ Hot Water Tank (Rental)◦ Central Air Conditioning
Possession	<ul style="list-style-type: none">◦ 90-120 Days or To Be Arranged

Public Schools

Brown Junior Public School 454 Avenue Rd, M4V 2J1	(GR. JK-06) (416) 393-1560
Deer Park Junior and Senior Public School 23 Ferndale Ave, M4T 2B4	(GR. JK-08) (416) 393-1550
Oakwood Collegiate Institute 991 St Clair Ave W, M6E 1A3	(GR. 09-12) (416) 393-1780
Northern Secondary School 851 Mount Pleasant Rd, M4P 2L5	(GR. 09-12) (416) 393-0270

Private Schools

Upper Canada College – All Boys 220 Lonsdale Rd. M4V 2X8	(SK-Gr 12) (416) 488-1125
The Bishop Strachan School -All Girls 298 Lonsdale Rd. M4V 1X2	(JK-12) (416) 483-4325
Branksome Hall – All Girls 10 Elm Ave. M4W 1N4	(JK-12) (416) 920-9741
The York School (Middle School Campus) 1320 Yonge St. M4T 1X2	(JK-12) 416-926-1325



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility