



CHRISTIE'S
INTERNATIONAL REAL ESTATE

4 DONINO AVENUE

Proudly Presented By

PATRICIA EBY

Sales Representative

Chestnut Park Real Estate Limited, Brokerage





Oppportunity knocks -Live in or build new in coveted Hoggs Hollow! Nestled in the trees, this 4 bedroom family home is situated on a 93ft x 200 ft lot on a quiet cul de sac street. The large eat -in kitchen has been renovated to include Granite counters, centre island, hardwood floors, pot lights and walkout to the garden. The living room features a bay and is combined with the dining room. The master bedroom has a wood burning fireplace, 2 walk-in closets a 4 piece marble bath Ensuite, a sitting room, and 3 more good sized bedrooms complete this floor.



MAIN FLOOR

<i>Foyer:</i>	<i>6'3" x 5'1"</i>	<i>Slate floor</i>
<i>Living Room/ Dining Room</i>	<i>27'2" x 15'10"</i>	<i>Broadloomed</i>
<i>2 piece washroom</i>		
<i>Family Room:</i>	<i>15'1" x 13'8"</i>	<i>Hardwood floor, wood burning fireplace</i>
<i>Kitchen:</i>	<i>18'5" x 9'5"</i>	<i>Hardwood floor, centre island, granite counters, pot lights, walk out to side garden</i>
<i>Breakfast Room:</i>	<i>14'10" x 9'1"</i>	<i>Built in cupboards</i>

SECOND FLOOR

<i>Master bedroom:</i>	<i>14'2" x 13'5"</i>	<i>Broadloom, wood burning fireplace, 2 walk-in closets, California shutters, pot lights and built-in cupboards</i>
<i>4 piece marble Ensuite</i>		
<i>Sitting Room:</i>	<i>13'10" x 12'7"</i>	<i>Combined with the master bedroom Built-in desk., coffered ceiling</i>
<i>2nd Bedroom:</i>	<i>12'5" x 10'7"</i>	<i>Broadloom, double closet</i>
<i>3rd Bedroom:</i>	<i>15'10" x 12'</i>	<i>Broadloom double closet</i>
<i>4th. Bedroom:</i>	<i>14'4" x 9'10"</i>	<i>Broadloom</i>
<i>Laundry: May tag washer dryer</i>		
<i>Skylight</i>		









ADDITIONAL INFORMATION

Heat: Electric baseboard, and heat pump

*Private Drive: Detached double garage
Garden Shed*

Taxes: \$14,632 - 2013

*Inclusions: All electric light fixtures, broadloom where laid,
California shutters, Viking gas range, Sub Zero fridge,
built in Miele dishwasher, security system, electric
garage door opener.*

Possession: September 16, 2014 or TBA

Offered For Sale At: \$1,949,000



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Chestnut Park Real Estate Limited, Brokerage
1300 Yonge Street, Suite 100,
Toronto Ontario, M4T 1X3 • 416.925.9191



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