

Welcome to 22 Knoll Drive



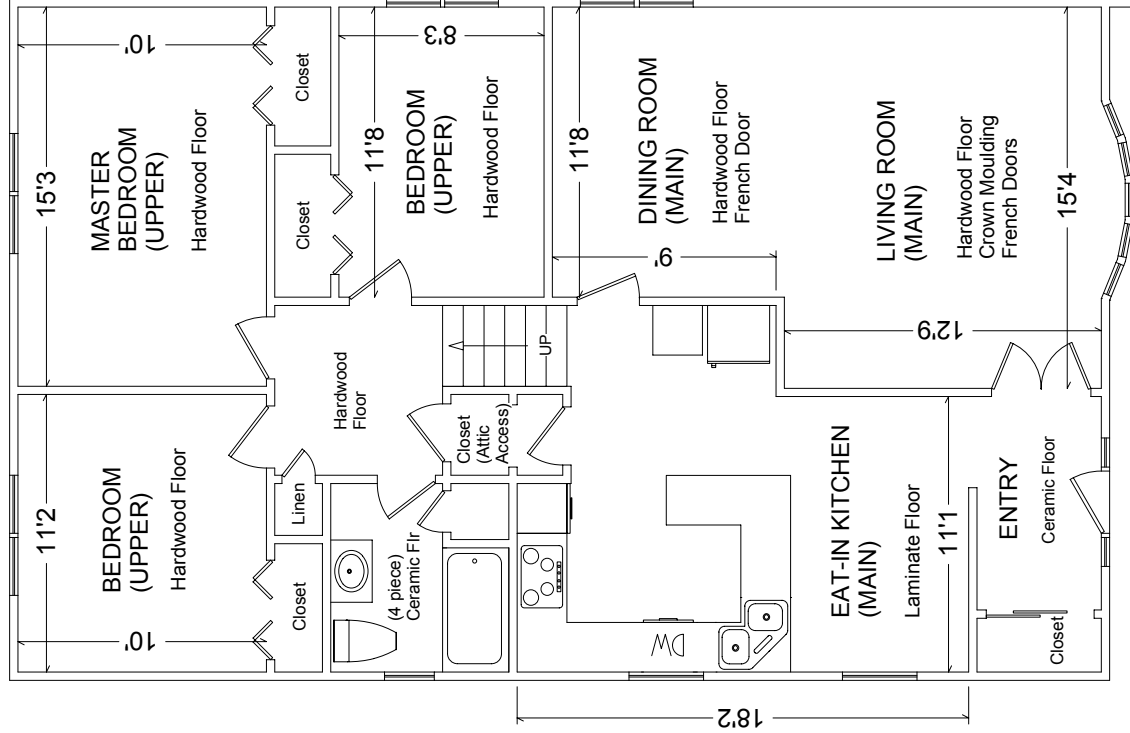
Fantastic Family home with numerous upgrades. Immaculate 4-level, 4-bedroom Backsplit in desirable Taylorwood neighbourhood. This bright well laid out home offers lots of space with its updated eat-in kitchen, large family room with walk-out to patio, spacious office and media room. Close to James Gardens, shopping and transit.

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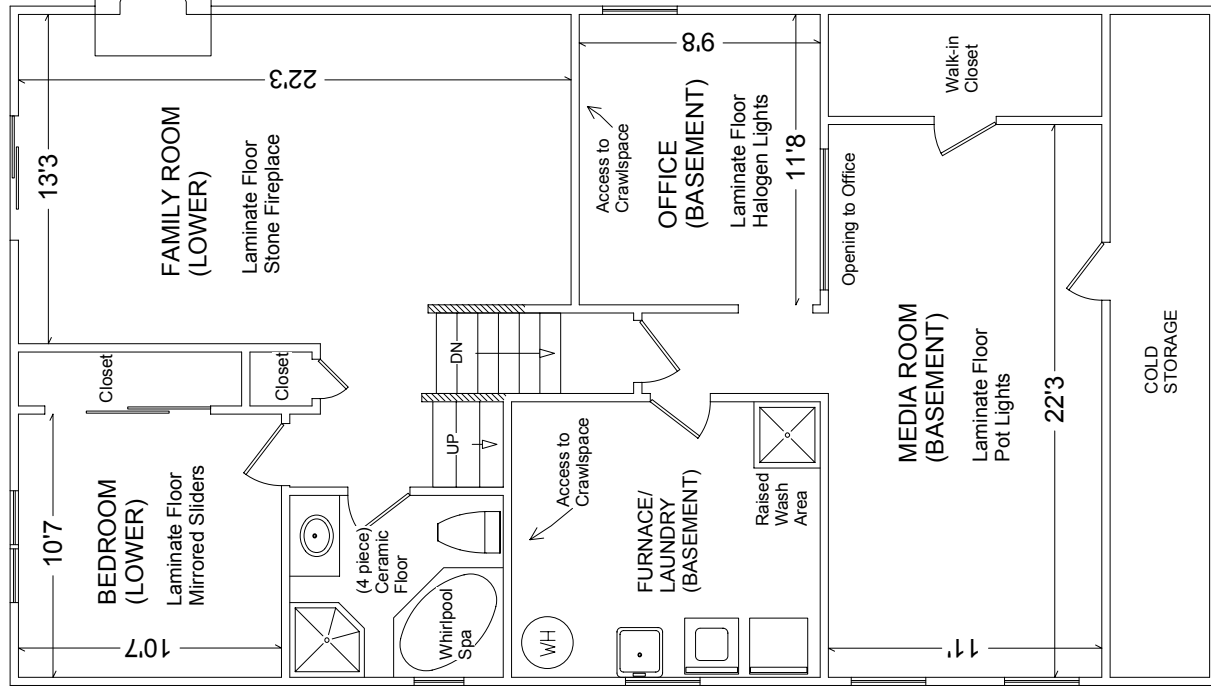


22 KNOLL DRIVE

UPPER & MAIN (1,215 sq ft)



LOWER & BASEMENT (1,325 sq ft) Walk-out to Patio



THE FARQUHAR
ADVANTAGE

(416) 236-1241

RE/MAX Professionals Inc.,
Brokerage

Please note: Measurements may not be
100% accurate. Floor plans are
provided for convenience and are to be
used as a guideline only.

FloorPlans Unlimited (416) 766-7479

Central
Vac

ATTACHED
GARAGE

COLD
STORAGE

Features of 22 Knoll Drive

Updated Bathrooms - Updated Kitchen - Great Neighbourhood

Main Level

- Bright spacious foyer with new tiled floor and double mirrored closet
- The diningroom and livingroom are warm and inviting with their recently refinished hardwood floors, French doors, crown moulding and coordinating chandelier and wall sconce
- The bow window in the livingroom adds an extra dimension
- Eat-in up-dated kitchen with new ceramic back-splash, peninsula counter with a double “butterfly” sink, wood cupboards, new wood-style laminate floor with newer appliances: separate B/I Hotpoint oven and stove-top, B/I Bosch dishwasher and KitchenAid Refrigerator with pantry surround

Upper Level

- Cozy upper level with three bedrooms off a central hall with linen closet and eye-level storage access to the attic
- The bedrooms have hardwood floors and double closets. The Master and 2nd bedroom overlook the yard
- The main 4 pc bathroom has been renovated and features a ceramic floor and storage cupboard

Lower Level

- New “wood-style” laminate flooring throughout (except bathroom)
- Renovated 4 pc bath with tiled floor, luxurious corner Aeromax “Jacuzzi-type” tub and unique vanity
- 4th Bedroom overlooks the yard and features an organized, full-wall mirrored closet
- Spacious Family room has brick wood fireplace, sliding doors to back patio, and full mirrored wall
- Large storage closet

Basement

- Professionally finished basement with New “wood-style” laminate flooring throughout
- Functional Office with lots of natural light
- Media Room with 2 windows, pot lights & attached projector & screen (ready to connect to your system)
- Large cold room and large closet with B/I shelving
- Tiled Utility/Furnace Room with raised wash area, laundry tub and Bosch Washer & Dryer

Exterior

- New front landscaping (2006), Limestone porch, interlock patio & walkway, fully fenced & gated yard, double garage (Note: a sizeable portion of the backyard is located behind the garage)

Features: Refinished Hardwood floors, railing and stairs; upgraded doors & hardware; Newer: windows, Roof (2002), patio door, asphalt on drive, ceramic floor in entry hall & utility room, High Efficiency Furnace (Jan. 2002), owned Water Tank and Central Vacuum.

Inclusions: Fridge, Dishwasher, Oven, Stove-top, Washer, Dryer, All Electric Fixtures, Window Blinds & Curtains (except as noted), Central Vacuum & Equipment, Projector & Screen, Auto Garage Door Opener & remote (1 + 1).

Exclusions: 2 Wall Planters (in the kitchen) & lower level curtains (4th Bedroom & Family Room)

Offered at: \$599,900 Taxes: \$4,161.88 (2007) Lot Size: 60.422 X 100.39



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. Not intended to solicit buyers or sellers currently under contract with a broker. E&OE