

Welcome to 34 Sir Williams Lane



Raised Bungalow in Prestigious Thorncrest Village. Fabulous Lot: 75' X 145' with mature trees, pool and landscaping. Well Loved 3+1 Bedroom Family Home; Open concept entry into spacious Living room and Dining Room; Large windows throughout main floor; vaulted ceilings in the Living & Family Rooms and Master Bedroom; Eat-in Kitchen and updated 5 piece Bathroom. A Thorncrest Club Membership* provides access to tennis & pool. Good area schools; Close to Transit and Shopping.

*Available to residents of Thorncrest Village



info@thefarquhars.ca •

Pager: 416.236.1241



34 SIR WILLIAMS LANE

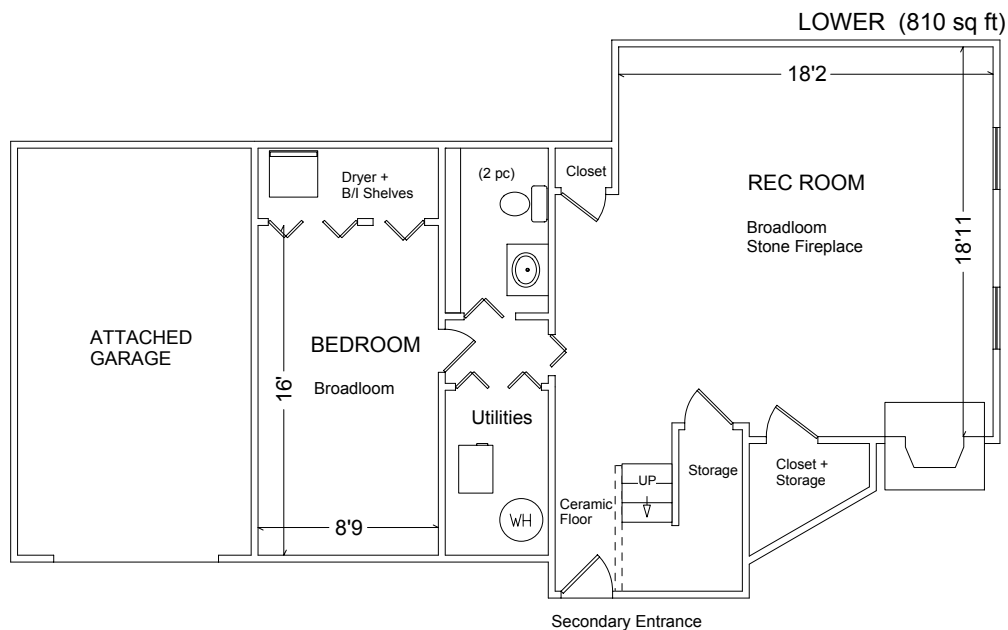
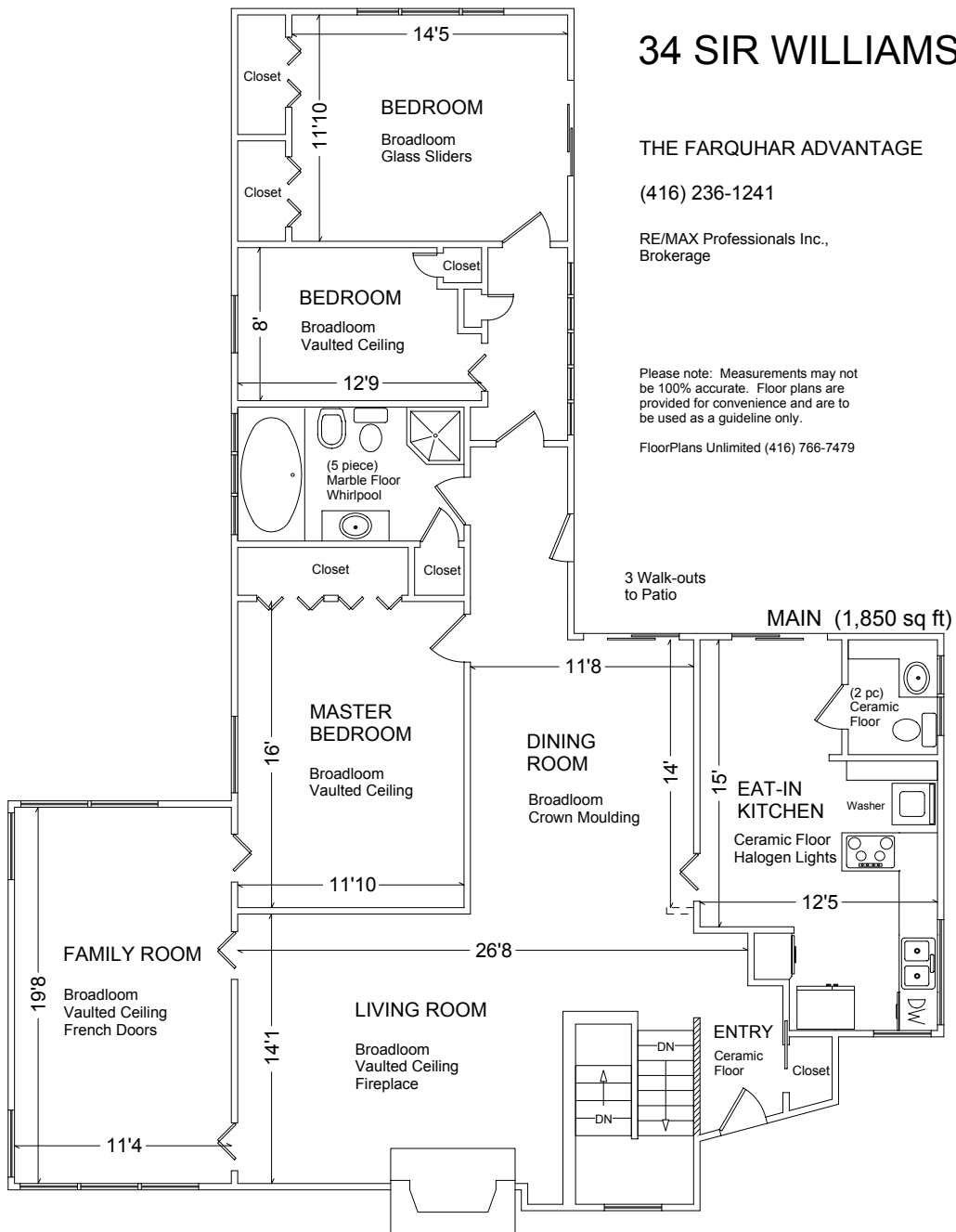
THE FARQUHAR ADVANTAGE

(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



Features of 34 Sir Williams Lane Large Rectangular Lot - Prestigious Neighbourhood

- The Open concept plan, Vaulted ceilings (in the Living room, Family Room and Master Bedroom) and many Large windows through-out give this home an airy “California” feeling
- The Elegant Living room is spacious and bright with a wood-burning fireplace (brass surround and raised hearth).
- The Dining room has crown moulding and walk-out to patio & pool.
- The Eat-in Kitchen has lovely corner-wrap window, ceramic tile floor, track lights and walk-out to patio & pool
- A large two piece powder room with ceramic floor is located off the kitchen.
- The cheery Family Room, accessed from both the Living Room and Master Bedroom, has two corner-wrap windows and French Doors.
- The Large Main 5 piece Bath has been updated in marble tile with a bidet, 2 mirrored walls, walk-in tiled Shower and Jacuzzi style tub. In addition, there is sky light and linen closet.
- The Master Bedroom has a large double closet and extra light from windows located in the vaulted ceiling.
- The hall to the 2nd & 3rd Bedrooms has large frosted glass windows to maximize light, linen closet and walk-out to patio.
- The 2nd bedroom has California Shutters, his & her closets and sliding door access to the patio and pool.
- The open concept stairway to the lower level is bright with natural light from a window and etched glass door over tiled entry from the front of the home and driveway.
- The lower Bedroom has a closet with bi-fold doors and built-in shelving
- The Recreation room is spacious and includes a decorative faux fireplace, access to 2 piece bath room and 3 storage closets
- Separate Utility Room houses the Hot Water Heater and Furnace
- Single Car Garage

Lot

- Attractive, Large 75' X 145' Rectangular Lot
- Open fenced backyard; Inground Kidney Shaped Pool with concrete surround and raised garden
- Flagstone Entry at the Front with Flagstone Steps around a landscaped garden

Other Features

- Alarm
- Central Air Conditioning
- Gas Forced Air Furnace

Note: All Mechanicals & Chattels “As is”

Area Attributes

- Thorncrest Village is an established neighbourhood with many lovely homes. Residents have the opportunity to belong to the Thorncrest Residents' Club which provides access to tennis, a pool and local events (yearly fee).
- Close to schools, transit and shopping

Inclusions

Stovetop , B/I Dishwasher, Double B/I oven, Refrigerator, All ELF's, Washer & Dryer, Carpet w/ attached, drapery, blinds & hardware, GB&E., Pool Shed & Equipment. (All in “as is” condition)

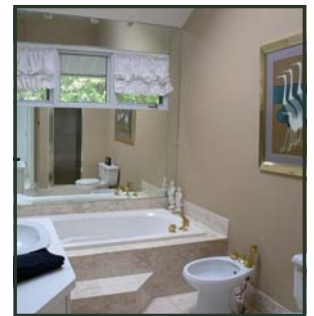
Offered at: \$1,220,000 Taxes: \$7,936.61 (2008) Lot Size: 75 Ft. X 145 Ft.



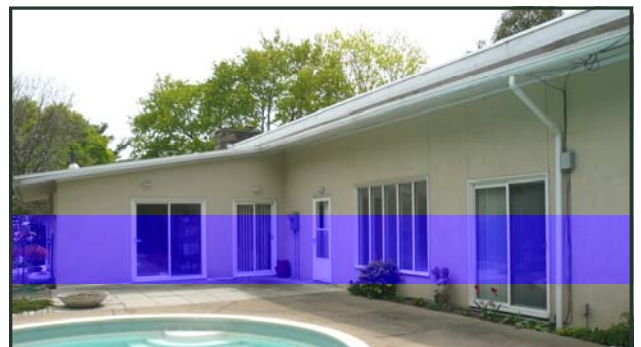
Family Room



Living Room



Front Entry



Private yard with Pool

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