

## Welcome to 129 Valecrest Drive



Enjoy the Fabulous Private Garden & Ravine Views from Lovely Floor to Ceiling windows in the Dining-Living-Master-Family rooms. Solid 3+1 Bedroom Bungalow with many upgrades including New Roof, A/C and High Efficiency Furnace (2006). Lower level features above ground Family Room & 4th Bedroom with walk-out. Double garage and circular drive. Desirable Valecrest neighbourhood, close to James Gardens. Convenient to parks, transit, shops and schools.



**Tasi, Norm\* & Adrienne Farquhar**

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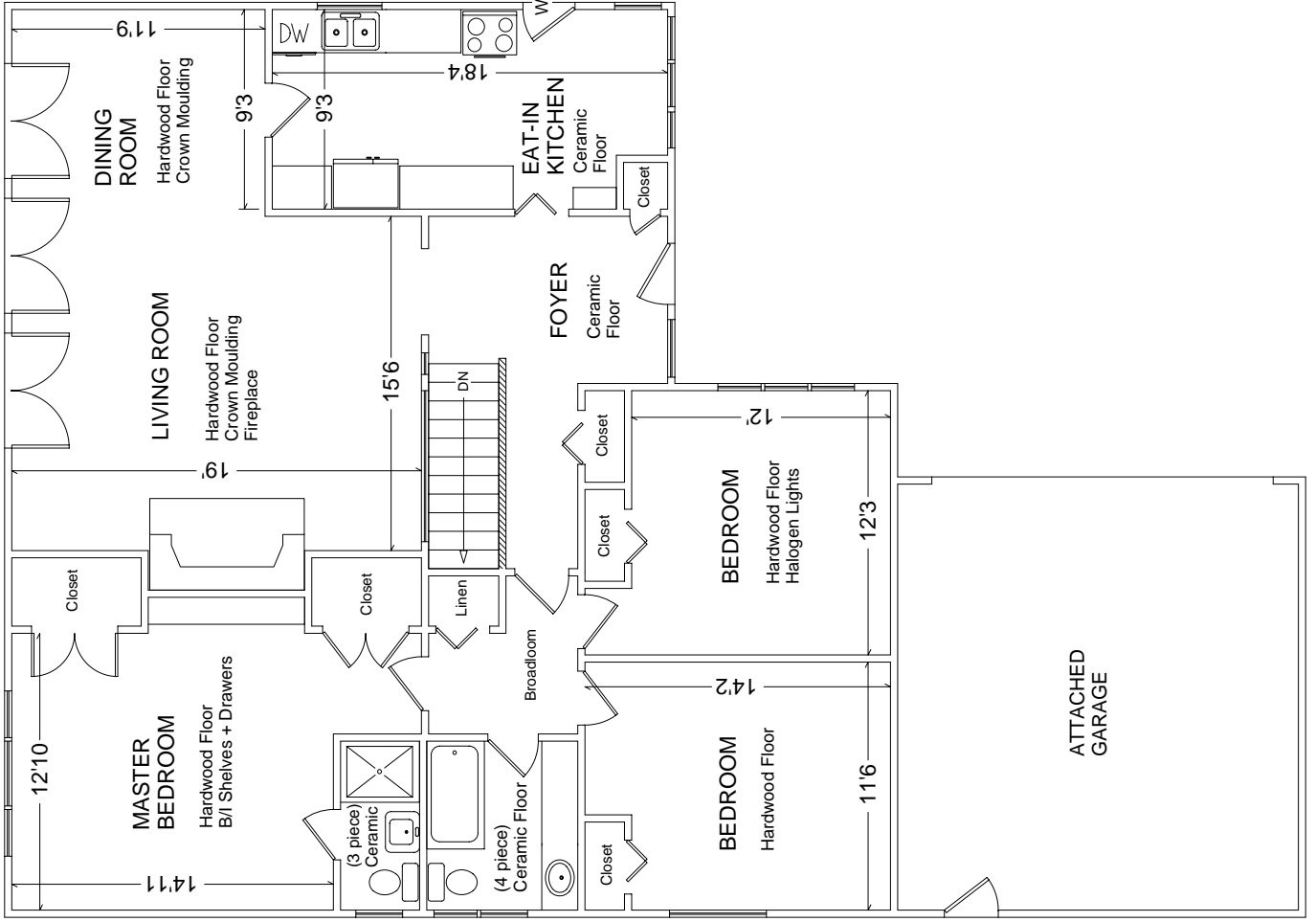
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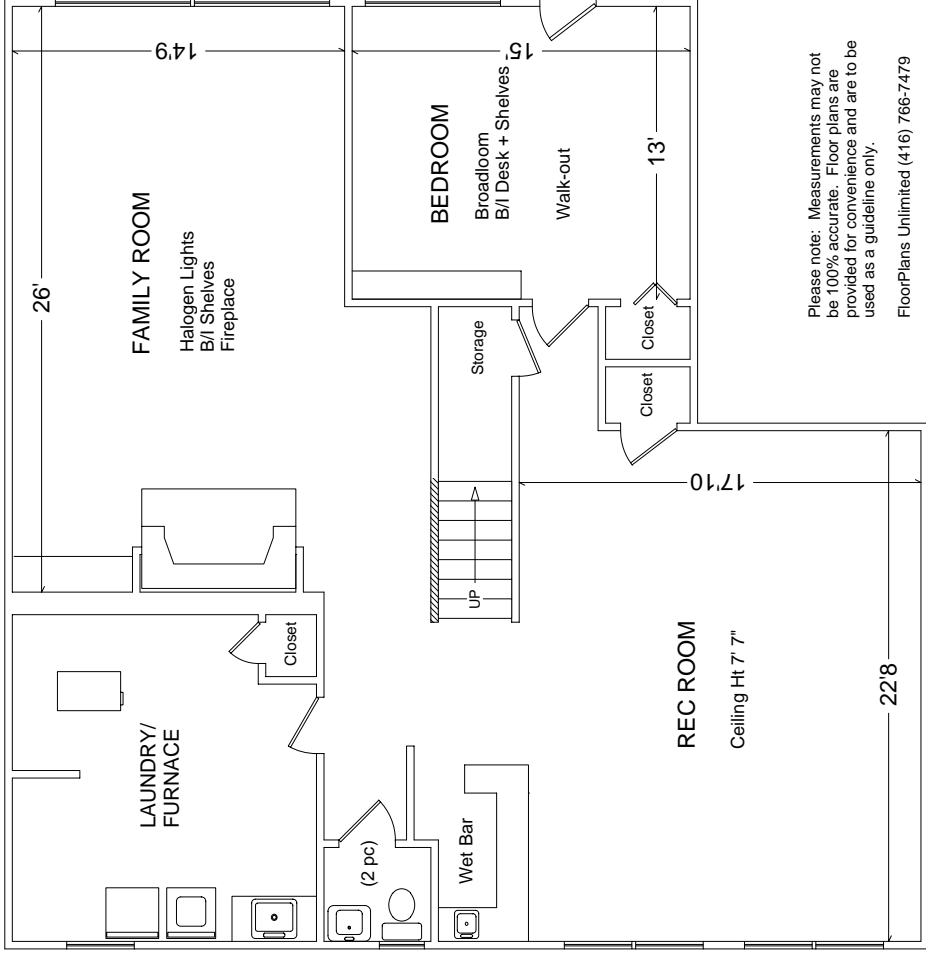
# 129 VALECREST DRIVE

3 Walk-outs to Flagstone Patio  
(French Doors)

**MAIN (1,575 sq ft)**



**LOWER (1,540 sq ft)**



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

THE FARQUHAR ADVANTAGE

(416) 236-1241

RE/MAX Professionals Inc.,  
Brokerage

ATTACHED GARAGE

## Features of 129 Valecrest Drive *Fabulous views - 3+1 Bedrooms - Great Neighbourhood*

**Spacious 3+1 bedroom family home on a unique lot. Although a bungalow, the grading is such that both the 4<sup>th</sup> bedroom and "Family room" situated on the lower level have large above ground windows. There is also a walk-out to street level.**

### Upper Level

Tiled entry opens to the L-Shaped Living/Dining rooms with floor to ceiling naturally stained wood windows & French doors that frame a "*Picture-perfect*" view of the yard and park beyond.

The Living & Dining rooms have crown moulding and hardwood floors.

The living room has a wood burning Fireplace with oversized mantle and marble surround. The front entry has both a double clothes closet and storage cupboard.

The **Sunny** kitchen features a cozy eating area surrounded by windows, a ceramic floor and walk-out .

Master Bedroom is large enough to accommodate a sitting area, has 3 piece ensuite, wall of windows with a great garden view and built-in his & her closets.

The third bedroom (currently an office) is bright with huge window, halogen lights, double closet and hardwood floor. The second bedroom has a double closet.

Nearly new ceramic floor, vanity, sink and toilet in main Bathroom.

### Lower Level

Walkout to street level from the large lower level.

Family Room has Floor to Ceiling windows overlooking the side garden. Features include a wood burning brick fireplace, raised laminate floor and halogen lights.

Recreation Room has Storage cupboards, a small storage room under the stairs, paneled bar area with bar sink, freshly painted walls and new carpeting.

Lower Bedroom has a built-in desk & double closet.

Combined laundry & furnace room.

2 piece Bathroom.

### Exterior

Solid brick home with mostly new windows (2000) on the main floor as well as newer soffits, fascia and eaves.

Lots of parking with double garage with large circular drive.

Private landscaped backyard overlooking ravine and park with pond, flagstone steps and walkway.

New Rudd Ultra Series 25 yr. asphalt shingled roof (2006) with new baffling and vents.

Recessed lights in Soffits.

Inground sprinkler system.

### Other

CAC (2006)

New High Efficiency Gas Furnace (2006)

New General Aire Humidifier

Gas outlet for the BBQ

2 remotes for auto garage door opener

Electrical on breakers

**Inclusions:** Existing: Fridge, Stove, B/I Dishwasher, Washer, Elf's, Broadloom W/Attached, Auto Garage Door Opener & 2 Remotes, Sprinkler System, CAC (2006), High Efficiency Gb&E(2006).

Note: All Chattels Included Are In 'As Is' Condition.

**Exclusions:** Dryer and Dining Room Elf

Offered at: \$899,000. Taxes: \$5,696.99 (2007) Lot Size: 58 X 126 Ft.



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