



1 YEWFIELD CRESCENT

Welcome to this terrific home beautifully situated in the Donalda Golf Club area in the heart of Don Mills. This split level bungalow has been meticulously renovated by the current owners. Offering gleaming oak hardwood floors throughout, a chef's kitchen, a stylish four piece washroom and many new windows and doors throughout. Enjoy light and views in all directions given its corner location. The gardens in front, side and back are wonderfully lush and there is a stunning free form pool to enjoy the sunny and hot days of summer. The spacious deck is great for entertaining. The mature trees offer total privacy and complete this oasis in the city. Enjoy the peaceful nature of the neighbourhood and still the convenience of close proximity to the Shops at Don Mills, highway and transit, and the future LRT. This home is move-in ready and can be enjoyed for all it has to offer or be expanded as have many of the neighbouring properties to have a second floor. The possibilities are endless.







Main Floor

FRONT ENTRANCE

- Oak hardwood floor
- Magnificent floor to ceiling leaded glass front door, sidelite and transom.
- Oak railing
- Coat closet

LIVING ROOM

- Oak hardwood floor
- Crown moulding
- Four panel picture window overlooking the front garden and Yewfield Crescent
- Custom Hunter Douglas silhouette blinds

DINING ROOM

- Oak hardwood floor
- Open to kitchen
- Sliding glass doors with Integral blinds
- Walk out to the deck and garden

KITCHEN

- Slate tile floor
- Custom Thomasville solid cherry cabinetry
- Bronze tile backsplash
- Custom spice cabinet
- Hide-away trash and recycling cabinet
- Glass cabinet doors flanking window
- Breakfast bar
- Picture window overlooking the pool and garden
- Two stainless steel sinks with polished chrome faucet/spray
- Granite counters
- Custom pantry
- Samsung bottom mount fridge
- Samsung built-in stainless steel microwave/exhaust
- Whirlpool stainless steel stove
- Maytag stainless steel dishwasher
- Recessed halogen lighting
- Under cabinet lighting

BEDROOM

- Oak hardwood floor
- Crown moulding
- Double closet
- Large picture window overlooking the pool and garden

LINEN CLOSET

OFFICE/BEDROOM

- Oak hardwood floor
- Crown moulding
- Large closet
- Large picture window overlooking the side garden
- Ceiling fan

FOUR PIECE WASHROOM

- Heated tile floor
- Custom vanity with granite counter
- Large soaker tub
- Polished chrome fixtures and taps
- Custom medicine cabinet

MASTER BEDROOM

- Oak hardwood floor
- His & Hers closet with mirrored doors
- Crown moulding
- Four panel picture window overlooking the front garden
- Ceiling fan

Lower Level

LAUNDRY ROOM/UTILITY ROOM

- Tile floor
- Kenmore front loading AST washer with storage drawer
- Kenmore front loading Steam dryer with storage drawer
- Large sink
- Above grade window
- Built-in shelves

BEDROOM

- Tile floor
- Cupboard
- Four panel above grade window overlooking front garden
- Freestanding IKEA bookshelves

THREE PIECE WASHROOM

- Laminate floor
- Pedestal Sink
- Polished chrome fixtures and taps

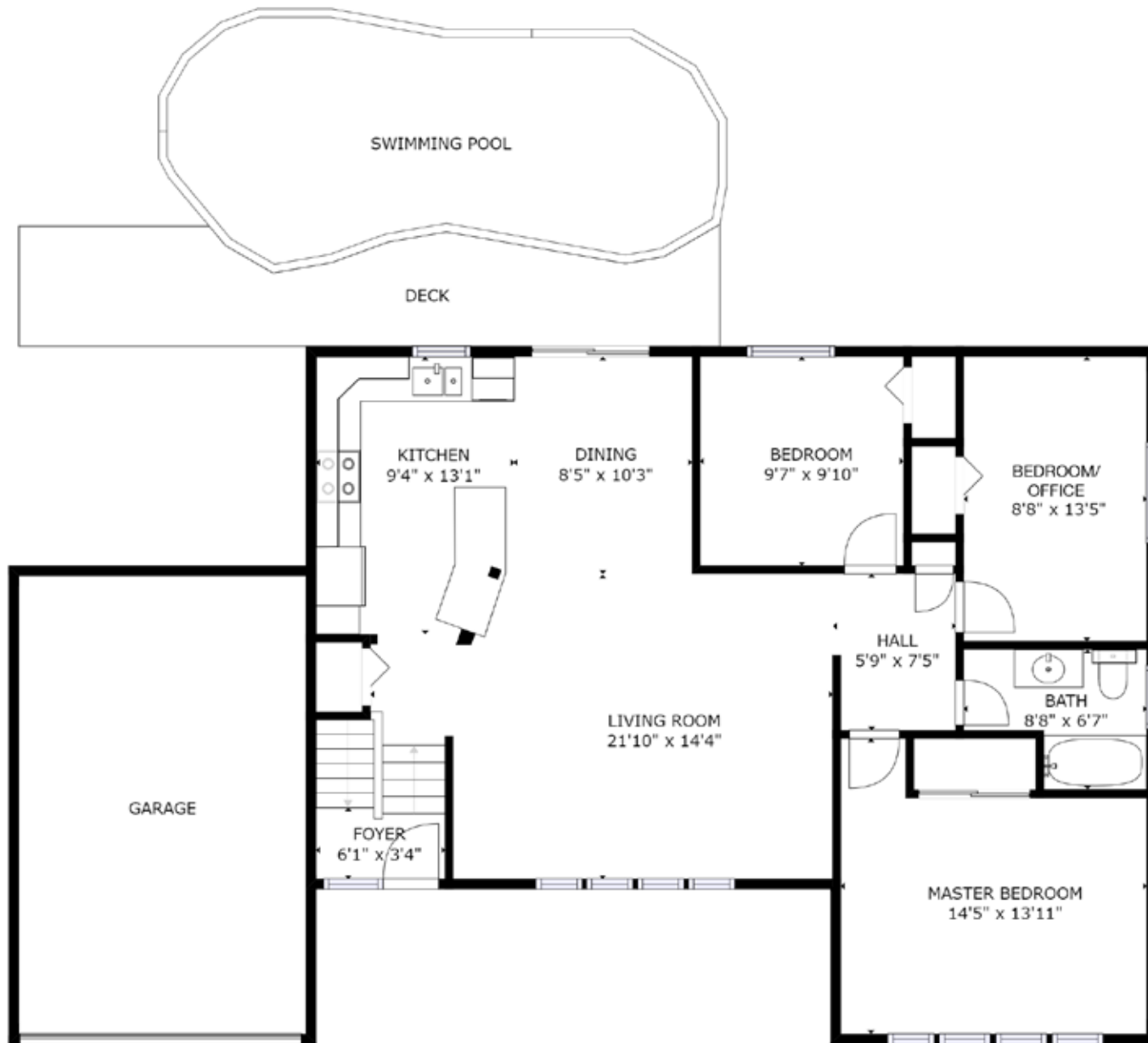
RECREATION ROOM

- Berber carpet
- Wall-to-wall closets
- Two large above grade windows
- Potbelly electric fireplace
- Blinds
- Pot lighting

Improvements by Current Owners

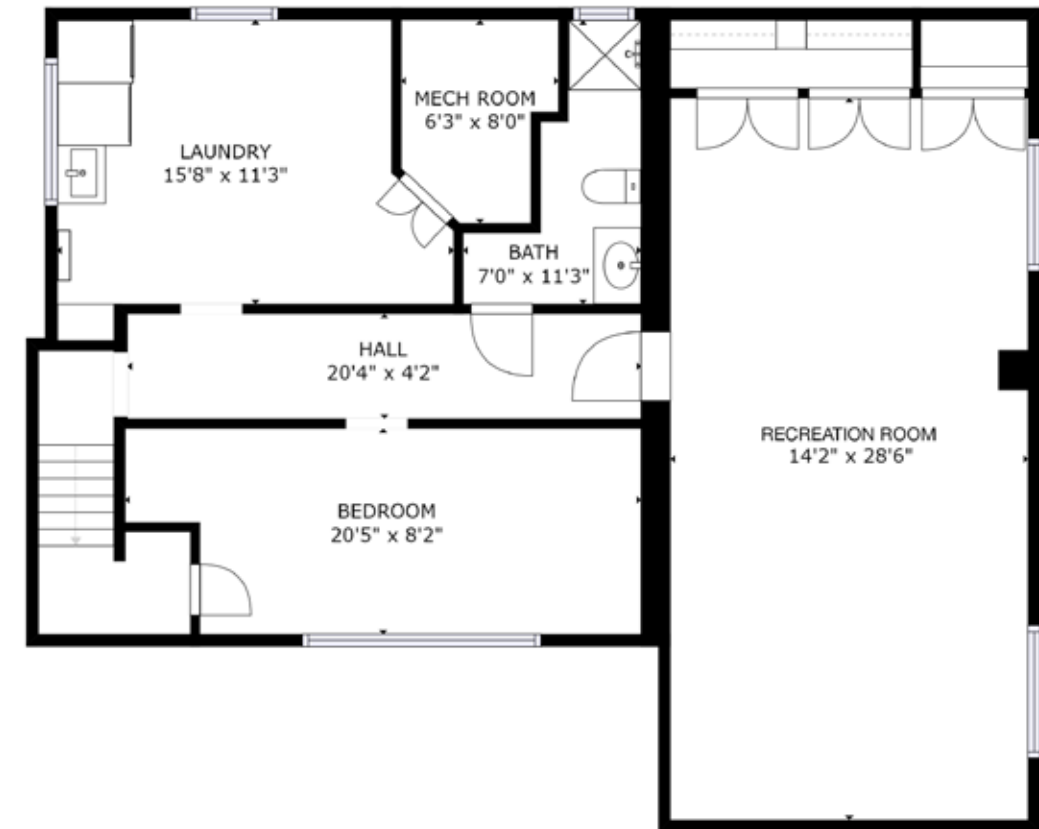
- 2019 - New front entranceway: door, sidelight, transom by Brock Windows & Doors
- 2018 - New eavestroughs/downspouts
- 2018 - New driveway
- 2018 - Laminate in downstairs hallway, new fan in downstairs bathroom
- 2017 - New pool filter
- 2016 - New Rayvac Pool heater
- 2016 - New roof
- 2015 - New Air Conditioner
- 2014 - New windows in living room, master bedroom, and downstairs bedroom
- 2014 - New windows by Anig (local manufacturer) in living room, master bedroom, and downstairs bedroom/office.
- 2012 - New windows by Anig in upstairs bathroom, two bedrooms. Ceiling fans installed in master bedroom and office/bedroom.
- 2012 - Total bathroom renovation: new tub, shower tile, toilet, cabinet, faucets, lighting, exhaust fan, insulation, wiring, heated floors, and paint.
- 2011 - Storage loft built in garage, new wiring, light in garage, outdoor outlet at front door.
- 2010 - Total open concept kitchen renovation, including new window, custom Thomasville cabinetry, marble countertop, pot lights in ceiling, undercounter lighting, all new stainless appliances, new patio doors with hideway screen and integral blinds
- 2010 - Main level all new paint and panelled doors
- 2010 - Rec room renovation including 3 double panelled door storage closets, pot lights, new panelled door, upgraded walls; upgraded sink, toilet, wiring and lighting in downstairs bathroom & hallway
- 2009 - All new oak flooring throughout main level. New baseboards in main area, new crown moulding throughout

Main Floor

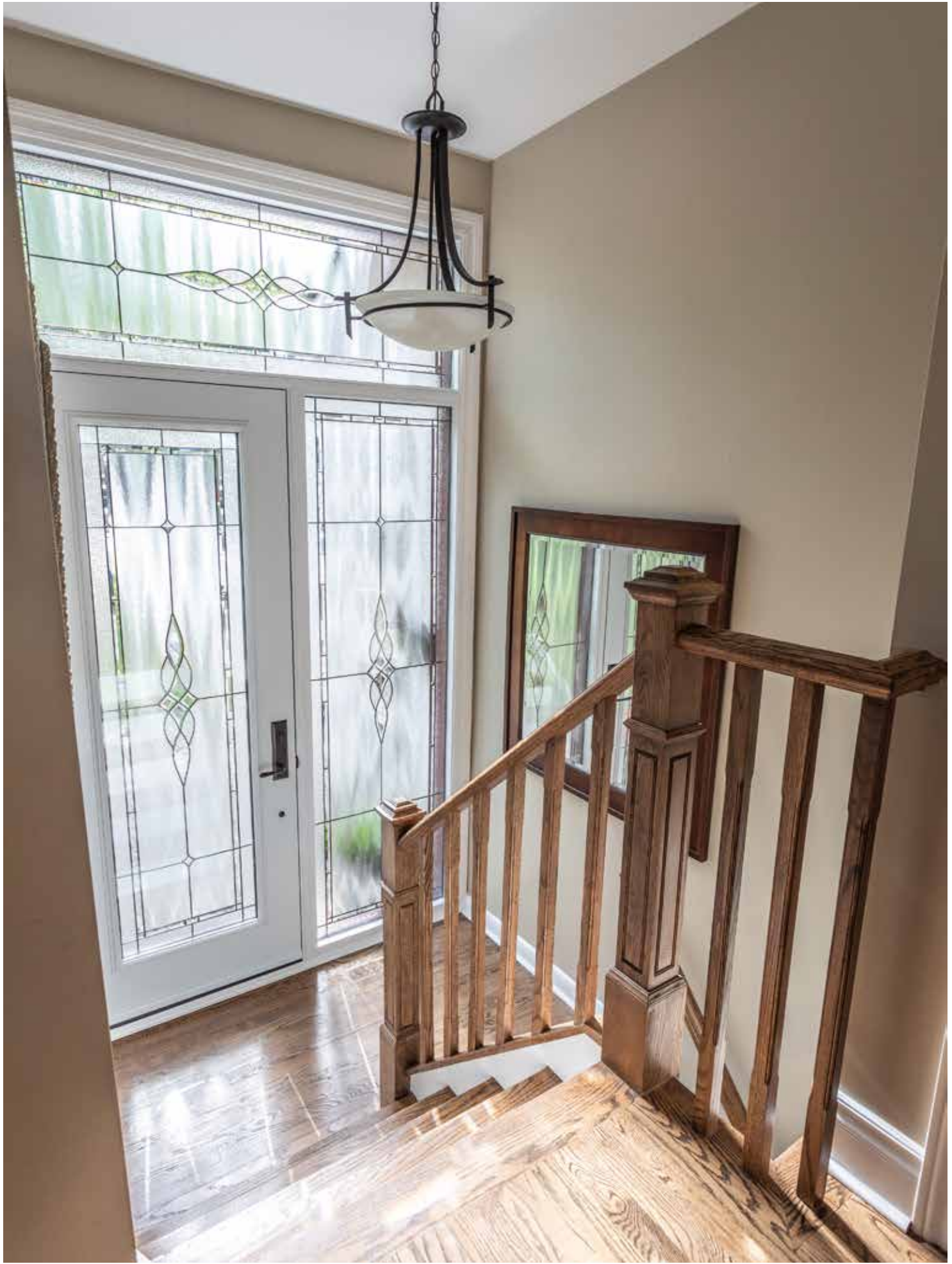
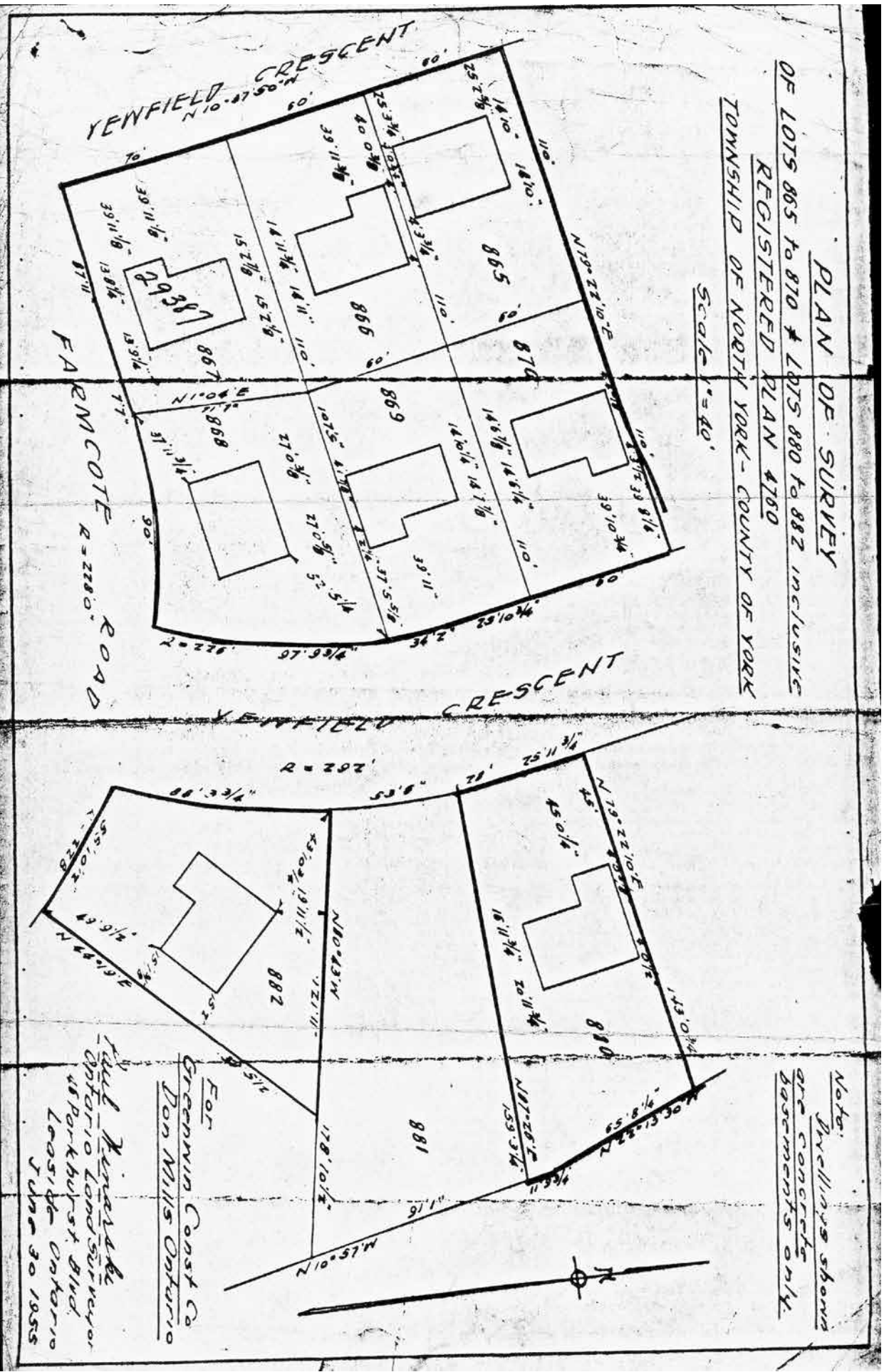


GROSS INTERNAL AREA
FLOOR 1: 1044 sq ft, FLOOR 2: 1073 sq ft
TOTAL: 2117 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Lower Level

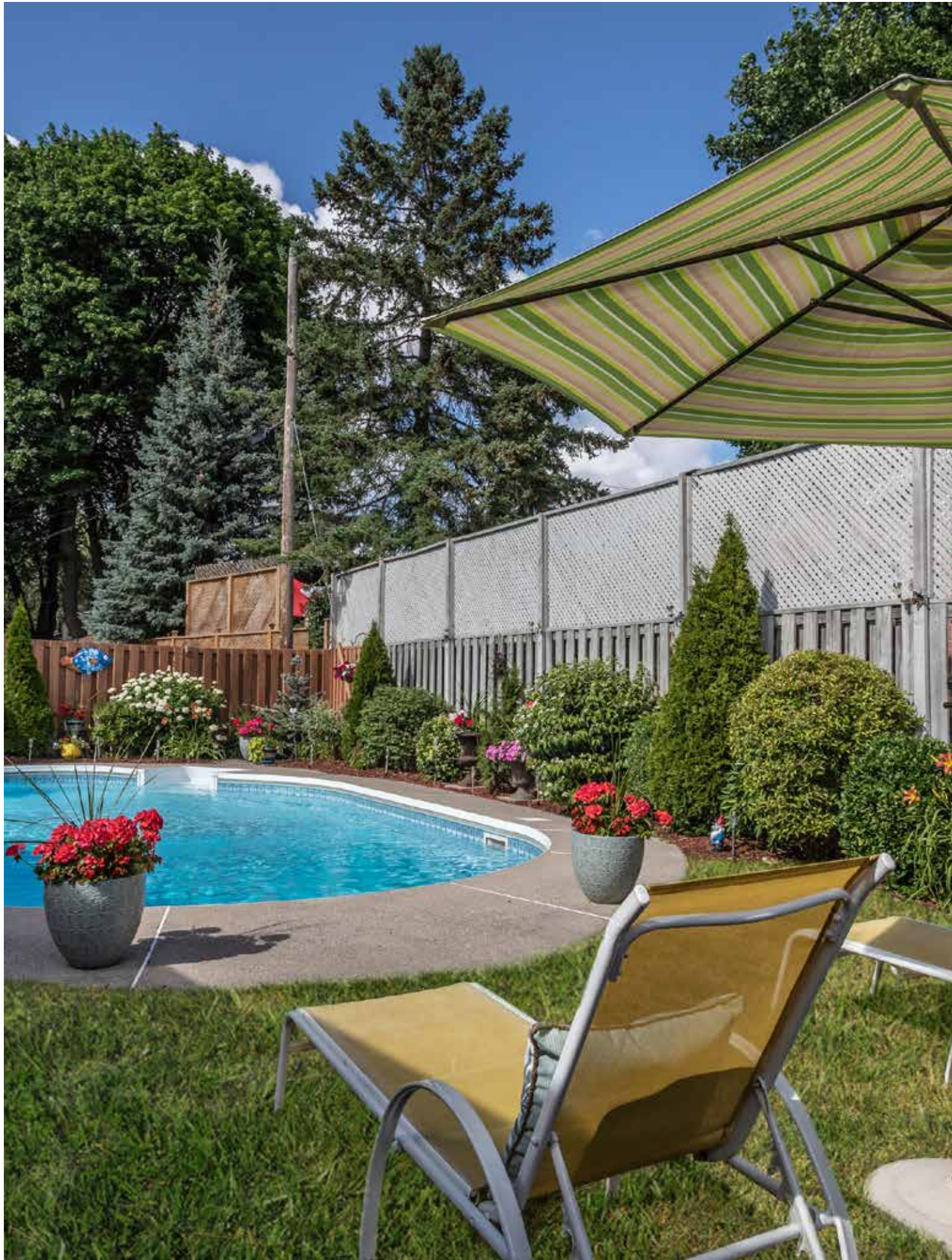


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ADDITIONAL INFORMATION

Inclusions: All stainless steel kitchen appliances, high-capacity washer and dryer with storage drawers, all custom drapery, Hunter-Douglas blinds, all electrical light fixtures, chest freezer in lower level, IKEA bookshelves in lower level bedroom, ceiling fans, pool equipment & solar cover.

Possession: 60 Days/TBA

Parking: 1 parking in attached garage, 3 car parking in private driveway

Taxes: \$6,704.69 (2020)

Note: Home Inspection from National Home Inspections available through listing agent.

OFFERED FOR SALE AT \$1,498,800



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LEEANNE WELD KOSTOPOULOS, Sales Representative

c 416.566.8603 | o 416.489.2121 | f 416.489.6297

leeanne@leeanneweld.com

leeanneweld.com



The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.