

# WELCOME TO 16 FIELDSTONE ROAD



This residence is located in Markland Wood, one of Etobicoke's finest neighborhoods, which consists of approximately 1,200 homes. Markland Wood had been founded and built in 1958 by Mark Cavotti, the neighborhood's namesake. Mark Cavotti had purchased the lands that form Markland Wood from the Silverthorn family, who had operated the lands as saw and grist mills and then as a farm, which had serviced the nearby Campbell Soup Company. Markland Wood is one of the few Etobicoke neighborhoods to have beautiful, lush parks and the Etobicoke River as part of its' natural boundaries.



The Markland Homes Association engages in many community and philanthropic efforts, which include the annual Christmas Caravan, meetings, and a scholarship program for residents of Markland Wood, who are going on to University. The association also publishes a community newsletter.

Markland Wood boasts some of Etobicoke's best shopping destinations, the best schools, the Markland Wood Country Club, and quick travel times to the downtown core and the airport, via car or public transit.

## SPECIAL FEATURES

- Electrical light fixtures, with Decora switches • Stainless steel lever door handles
- Pot lighting • New hardwood floors (2004) • New windows and patio doors (2007)
- New built-in oven • Paneled fridge • New owned hot water tank • Built-in cooktop
  - Built-in dishwasher • Built-in microwave • New washer • Gas dryer
  - New roof (2009)
  - New hi efficiency furnace (2009)
  - New drive (2011)
- New pool heater, generator, and filter (2011) • Pool cover and accessories
  - Extra attic insulation • Metal shelves in basement
  - Patio table and 6 chairs
- Kitchen designer glass/iron table and chairs
  - Oak desk credenza and hutch in den
  - Exclude front bench
- Tiled rec room, games room, and hall
  - Marble entry foyer
- Stone patio • Landscaped gardens

FOR SALE AT: \$925,000

LOT SIZE:61.33X130 Feet Irreg: W:125.21, Rear 57



DAIVA DALINDA  
Broker



LUKE DALINDA  
Sales Representative



Royal LePage Real Estate Services Ltd., Brokerage Tel. (416) 236-1871 Email: ddalinda@dalinda.net

*The information that has been written herein has been obtained from sources that have been deemed reliable. There has been no reason to doubt its accuracy, but, regretfully, it cannot be guaranteed. Royal LePage Real Estate Services Ltd., Brokerage. © DalindaTeam.com.*

# WELCOME TO 16 FIELDSTONE ROAD



This home is a stunning 4-bedroom, 4-bathroom luxury residence on an oversized lot, with a pool. This tree-lined street in sought after Markland Wood offers the perfect family location.

## EXCEEDING EXPECTATIONS



DAIVA DALINDA  
Broker



LUKE DALINDA  
Sales Representative



Royal LePage Real Estate Services Ltd., Brokerage Tel. (416) 236-1871 Email: ddalinda@dalinda.net





**D**esigner décor is featured throughout the spacious principal rooms, with main floor family room, with skylight, fireplace, and sliding glass door walkout to stone patio that overlooks the pool. The renovated eat-in kitchen offers granite counters, pot lighting, and glass door walkout to stone patio and private gardens. The large master bedroom has a walk-in closet and a 3-piece ensuite. There is a renovated, all white, main bath, with designer fixtures.

