

# M - WELCOME TO 229 - MILL 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

- Pot lighting
- New hardwood floors on main floor
- Upgraded baseboards, trim, and moulding
  - New pocket doors
- Powder room on main floor
- New windows (09)
  - 3 gas fireplaces
- Solid wood California shutters
  - 3 new baths
- Solid maple, eat-in kitchen, with fridge, stove, built-in dishwasher, built-in microwave
  - Washer and dryer
- Fenced yard, with patio and pond, with waterfall
- New family room addition, with vaulted ceilings, skylights, and gas fireplace
  - Double closets in all bedrooms
  - Laundry chute in main bathroom

FOR SALE AT: \$725,000

LOT SIZE: 58.67X109.33 Feet (South side: 108.42)

TAXES: \$4,527.58 2011

## EXCEEDING EXPECTATIONS



Daiva Dalinda, Broker

Royal LePage Real Estate Services Ltd., Brokerage

W: 416 236 1871 C: 416 919 1738

ddalinda@Dalinda.net



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This home is a stunning 4-bedroom center hall plan residence. This tree-lined street in sought after Markland Wood offers the perfect family location.

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The open foyer has been redesigned and has two new staircases. The newly finished basement has wood floors, pot lighting, and a gas fireplace. The new family room addition features vaulted ceilings, with 2 skylights, gas fireplace, and 2 glass door walkouts to an interlocking brick patio.

The private fenced garden has a pond with waterfall.

