



- Parking:** Single car accessed through laneway
- Taxes:** \$2,215.84 / 2008
- Maintenance Fees:** \$48.06 per month includes: snow removal, landscaping etc
- Extras:** Fridge, stove, dishwasher, washer/dryer, custom blinds, all electric light fixtures, gas burner & equipment, central air conditioning.
- Additional Features:** Roughed in central vacuum & alarm system.
- Exclusions:** Drapes, ceiling light fixtures in: kitchen and dining rooms
- Possession:** 30 to 120 days (or to be arranged)

Offered For Sale at \$ 379,000

Note: Room sizes, floor plan and square footage were obtained from Builder's Measurements. Sellers and Brokerage make no representation as to accuracy. Buyers should satisfy themselves.



Kevin McCarthy & Jethro Seymour

Sales Representatives

Royal LePage Real Estate Services Ltd.

JOHNSTON & DANIEL DIVISION, Brokerage

Tel: 416.489.2121 Fax: 416.489.6297
 Kevinmccarthy@trebnet.com Jethro@SeymourRealEstate.ca
 www.kevinmccarthy.ca www.SeymourRealEstate.ca



The information provided in the fact sheet has been supplied to Royal LePage R.E.S. Ltd./Johnston & Daniel Division, brokerage by the owner of the property. J&D has relied on the owner's representation for the purposes of preparing the fact sheet.

They say that home is where you hang your hat. If you find that yours no longer fits. Give us a call - We'd love to help you try a new one on, (A new home that is).



Kevin McCarthy
 & Jethro Seymour
 Real Estate for Real People

Welcome to 83 Joseph Griffith Lane



Located in the heart of North York, Oakdale Village is an exciting new urban community, conveniently located near all of the amenities you need for living an active city lifestyle.

This location is close to an enormous selection of shopping and services – from prominent shopping malls to big box stores, restaurants and entertainment complexes. In addition, Oakdale Village is situated close to many parks and recreational facilities such as the Oakdale Golf and Country Club, Downsview Park, and Downsview Arena.

And with convenient access to highways 400 and 401, TTC bus and subway, Oakdale Village provides quick and easy routes to downtown Toronto and surrounding areas.

With Toronto's best amenities, numerous woodland and green spaces to explore, schools just steps from your neighbourhood, many transportation options and shopping galore, Oakdale Village offers everything you could want in a new home community.



Welcome Home!!



Ground Floor

Foyer

Tiled entrance with closet

Dining Room (open concept) 12'2" (11'0") x 17'6"

The open concept kitchen and dining rooms ensure the cook(s) in this home don't miss out on the conversation at the table while preparing meals. With extra windows (one of many benefits of being an end unit Town Home) this room has a very bright and spacious feel to it. A great space for casual or formal entertaining!

Kitchen (Open Concept) 10' x 13'6"

This large, sun-filled eat-in kitchen meets the needs of even the most discerning cooks. Designed with a family in mind, this kitchen offers ample counter space, upgraded cupboards, a double stainless steel sink and convenient breakfast bar. Walk out through the sliding doors to the south-facing terrace; a great space for outdoor entertaining, bbq's or simply soaking up the sun.

2 piece powder room

2nd Floor

Bedroom 2 8'6" (7'4") x 10'6" (9'4")

A good size bedroom with lots of natural light through the south-facing window. Features include wall-to-wall broadloom and a closet.

Bedroom 3 10'5" x 9'3"

Another bright and spacious bedroom with wall-to-wall broadloom and a closet.

Family/Media Room 14'6" x 12'0"

This fantastic open-concept Family/Media Room is the perfect place for gathering with friends and family. Two large Georgian-style windows and a Juliette balcony wash this room in soft northern light.....undoubtedly this will be where your family spends much of its time.

2nd Floor Laundry Room

Why would anyone want to go to the basement to do laundry anyway?? Designed with today's family in mind, the 2nd floor laundry room has a stacked washer and dryer plus room for storage.

4-piece bathroom Linen closet

3rd Floor

The Master suite 10'10" (9'2") x 19'6"

Spanning the entire third floor, this spacious and well proportioned master suite is truly an oasis at the end of a long day. With a private south-facing terrace, large walk-in closet and awesome en-suite bathroom you'll feel totally pampered.....go ahead, you've worked hard for it!

En-suite Bathroom

Gorgeous 4-piece with separate shower and large whirlpool tub.

Lower Level

Attached Garage 10'1" x 19'0"

Ample room for one car plus additional storage. Direct access through the lower level recreation room.

Recreation/Play Room 9'8" (11'2") x 20'4"

A large open room that can meet the needs of your family; be it a play room for the kids, work-out room or home office space it's great to have choices!