



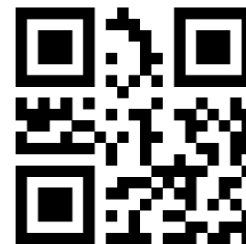
281 Chelwood Drive, Thornhill

The perfect home for your family in Thornhill

Lot Size 35' x INSPECTION & WARRANTY

Resale Home Warranty included

120 Day (4 month) policy



Carson Dunlop comprehensive **Resale Home Warranty** is included and is accompanied by the **Carson Dunlop** Home Inspection performed on December 18th, 2024
Contact Sam Chaim or Carson Dunlop for coverage details.

Main Floor

Foyer & Hallway

- Extra large double closet
- Easy care ceramic tile floor
- Solid Oak stairwell to 2nd floor
- Convenient direct access to garage

Living Room

- Hardwood flooring, extending through dining room
- Open to dining room for great entertaining
- Corner windows

Dining Room

- Hardwood flooring, extending through living room
- Open to living room for great entertaining
- Two large west-facing windows
- Easily accommodates your dining room suite

Family Size Kitchen

- Flooded with light from south-facing windows
- Eat-in breakfast area with bay window
- Stainless steel Fridge (2023), built-in dishwasher (2020)
- White Gas range, and Stove Hood (2023)
- Open to Family Room

Family Room

- South Facing Patio door to spacious patio and rear yard
- Wood burning fireplace
- Open to Kitchen
- Hardwood Flooring

Laundry Room

- Convenient main-floor location
- Laundry tub
- Large capacity Washer and Dryer
- Excellent storage

Primary Bedroom With 3 Pc Ensuite

- Huge room with space for your king-size bed and dressers and room left over for a sitting area

- Neutral Broadloom
- Walk-in closet with organizers
- Spacious 3pc. en-suite bath with newer modern, glass-enclosed step in shower and low flow toilet (2016)
- Ceiling Fan

Bedroom 2

- Neutral Broadloom
- Double Closet
- Large windows

Bedroom 3

- Neutral Broadloom
- Double Closet
- Large windows

Bedroom 4

- Neutral Broadloom
- Double Closet
- Large window

A large linen closet and spacious 4-pc. family bath complete this level

Lower Level

This additional living space offers a family-friendly combination of flexible finished space and storage.

Retrofit status of basement not warranted. Buyers to satisfy themselves.

- Flexible space for your needs...office, guest room, playroom?
- Neutral broadloom throughout
- Full 4 pc. bath
- Rec Room 1: extra large room with 2 windows
- Rec Room 2: extra large room under-stair closet, pot lights
- Separate partially finished cantina/storage room
- Additional closed and open closets, shelving

Exterior Features

- Lot Size approximately 35 x 100 ft.
- Double garage
- Driveway, with 2-car parking
- Electric Garage Door Opener
- Front walkway and porch redone in 2021

Back Yard:

- Private, fully fenced, south facing.
- Large patio, accessed from family room, making barbequing easy!
- All plantings are perennial

Inclusions

- Kitchen: Stainless Steel Fridge('23) KitchenAid Dishwasher ('20) White Gas range, Hood-fan ('18),
- Large capacity Washer & Dryer in laundry room
- All window coverings
- All lighting fixtures
- Programmable Electric Garage Door Opener & Remotes
- Hot Water Tank (Rental \$approx. \$30/month)
- Central Vacuum
- High Security Front Door & Lock

New Updates & Improvements Summary

2024: New Liftmaster™ garage door opener with Programmable MyQ™ w/camera + remote.
Living and dining rooms and hallway freshly painted

2023: Driveway Levelled and Paved

2022: New Roof, and eavestroughs

2020 & 13: Waterproofed foundation on both sides of the house West ('20) & East ('06)

2018: Fireproof door from garage to living room

Low-flow, comfort height toilets in basement & powder room

2016: Primary En-Suite glass enclosed shower and low flow, comfort-height toilet

2013: Walkway Front & Back Relevelled & Porch

2007: Patio Door & all windows (except Bay Windows)

In addition, the owners have consistently updated the major elements of this home, including new garage doors and windows throughout (bay window is original), painting, broadloom, installation of hardwood in main living areas and upper landing, new secure front door, newer carpeting where laid and renewing side passage and patio, maintenance of central vac, and annual contracts for service/maintenance of furnace and air conditioning.

The Neighbourhood

The Brownridge Neighbourhood has long been a high demand area for its central Thornhill location, easily accessible from Hwys.7, 407, and major arteries such as Dufferin and Bathurst. Brownridge offers a selection of wonderful schools, in both the Public and Separate systems (see schools on the last page), as well as parochial day schools. Walk to The Promenade for all your shopping needs (undergoing major renovations and updates, both planned and completed). The Bathurst Clark Resource Centre has a full range of library services including computers, classes, story hours and children's activities, and a wide range of books in Russian, Hebrew, Chinese.

Houses of worship abound within easy walking distance of Chelwood Drive. Garnet Williams and Dufferin Clark Community Centres with indoor pools, gyms, fitness classes, and skating. Many nearby parks and playgrounds. Dedicated York Transit/Viva bus lanes connect at the Promenade bus terminal and the Hwy.7/Yonge transit hub and Go stations on Hwy. 7 West. Access to the Yonge St. Subway is easy, with the single payment between York and the TTC

Enjoy the warm, family-centric ambience of this home in the high demand neighbourhood of Brownridge-Thornhill.

Schools serving 281 Chelwood Drive

York Region District School Board

Elementary:	Brownridge Public School, 65 Brownridge Drive, JK-8
French Immersion:	Louis Honoré Fréchette Public School, Grades 1-8
High School:	Hodan Nayaleh (Vaughan) Secondary School (9-12) Regular and French Immersion curricula
Arts Program:	Westmount Collegiate Institute 1000 NewWestminster Dr. (9-12) (Arts Program available through application process)
IB Program:	Maple High School, 50 Springside Road, Maple (9-12) (IB Program available through application process)

***For all programs and most current information,
contact the YRDSB at 905-727-3141 Or visit <https://www.yrdsb.ca>***

Catholic Schools

Elementary:	St. Joseph the Worker, 475 Brownridge Dr. , Grades JK-8 Regular from JK plus French Immersion (from Grade 1) curricula
PACE (Arts Program)	St. Charles Garnier, 16 Castlerock, Richmond Hill Starting in Grade 5
High School (Co-ed)	St. Elizabeth CHS, 525 New Westminster Drive, 9-12
PACE (Arts Program)	St. Theresa of Lisieux, 230 Shaftsbury Ave., Richmond Hill 9-12
Advanced Placement	St. Joan of Arc CHS, 1 Joan of Arc Ave., Vaughan 9-12

***For all programs and most current information,
contact the YCDSB at 905-713-1211 or 416-221-5051
Or visit www.YCDSB.ca***

Important Note:

All school information presented herewith is provided **as a courtesy only**, based on currently available website information and other sources deemed reliable. Buyers should not rely upon the information without verification from the school boards referenced. Information about alternative programs is not complete. Some programs are by application.

Buyers should satisfy themselves as to the accuracy and applicability for their own purposes of all the information provided herein. E.&OE.

E&OE