Broker SAM CHAIM YOUR POINT MAN IN REAL ESTATE | RE/MAX LIFETIME ACHIEVEMENT | RE/MAX Hall of Fame | PLATINUM Top 2% in North America | 100% Club Award 2007-2023 | SRES Boomer to Senior

78 Heatherton Way, Thornhill

The perfect home for your family in Thornhill

Enjoy the warm, family-centric ambience of this home in the high demand neighbourhood of Spring Farm

Lot Size 35' x 100 ft.

INSPECTION & Warranty

Carson Dunlop comprehensive 120 Day (4 month) Resale Limited Home Warranty included.
Inspection performed on November, 2024
Contact Sam Chaim or Carson Dunlop for coverage details.

Main Floor

Foyer & Hallway

- Direct access to garage
- Large closet
- 2 pc. powder room
- Main floor laundry w/Easy care cushion floor

Living Room

- Hardwood flooring, extending through dining, family room
- Open to dining room
- Large Bay Window overlooks south facing porch

Dining Room

- Hardwood flooring, extending through living room
- Open to living room
- Large window
- Easily accommodates extending of dining room suite

Family Size Kitchen

- Fully Renovated ('18)
- French Door Fridge, Glass Top Range, Over the range microwave with Hood/fan, Built in Dishwasher,
- Rich wood cabinetry, granite counters, pot lights
- Great storage with corner Lazy Susan & Open Accessible corner, pot drawers, pullout spice cabinet.

Breakfast Room

- Family size
- Patio doors
- Walkout to raised deck

Family Room

- Sunken room
- Large Window
- Hardwood Flooring
- Fireplace Rough In Behind Wall
- Custom Built-in Wall Unit

Laundry Room

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

Primary Bedroom

- King-sized bedroom w/Vaulted Ceiling, south facing
- Large Sitting area
- Neutral Broadloom
- Walk-in closet with organizers
- TV & Bracket included
- Separate dressing/vanity area, with sink, 8'3" x 6'5"

With 5 Pc Ensuite

- ('20) Renovated gorgeous & spacious en-suite Bath with 2nd vanity sink, modern, glass-enclosed shower and free standing soaker tub

Bedroom 2

- Neutral Broadloom
- Double Closet
- Large windows

Bedroom 3

- Neutral Broadloom
- Double Closet
- Large windows with California shutters

Bedroom 4

- Neutral Broadloom
- Very large double closet with organizers
- Large window

A linen closet and spacious 4-pc. family bath (easily accommodates 2 sinks) 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.

- Rec Room extra large room, broadloom
- Separate flex room for nanny, office, guest room, etc**.**
- Flexible space for your playroom needs
- Neutral broadloom throughout
- 3 pc. bath with shower
- Additional utility room with storage

Exterior Features

- Lot Size approximately 35 x 100 ft.
- Double garage
- Driveway, with 2-car parking
- **2** Electric Garage Door Openers & remotes
- Lovely landscaping
- Sprinkler System

Back Yard:

- Private, fully fenced
- Large deck, accessed from breakfast room, making al fresco barbequing a delight!
- Flooded with sun all afternoon

Inclusions

- Kitchen: French door, bottom mount Fridge, Glass Top Range, Over the range microwave/stove hood/fan, Built-in Dishwasher
- Large Capacity Washer & Dryer in laundry room
- All window coverings, lighting fixtures, ceiling fans
- TV and bracket in primary bedroom
- Electric Garage Door Openers & Remotes
- Hot Water Tank (rented)
- Humidifier
- Water Softener
- Smart Thermostat

EXCLUDE: **Dining Room fixture**

New Updates & Improvements Summary

2021: Walkways and patio redone
2020: En Suite Bathroom renovated
Some interior doors replaced
2018: Fully renovated kitchen, interior painted

The Neighbourhood

The Spring Farm neighbourhood has long been a high demand area for its central Thornhill location, easily accessible from Hwys.7, 407, and major arteries such as Bathurst, Yonge and Dufferin. Spring Farm 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 Sobeys Plaza, and The Promenade (undergoing major renovations and updates, both planned and completed) for all your shopping needs. 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 Heatherton Way. 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 Region and the TTC

Schools serving 72 Heatherton Way

York Region District School Board

Elementary:	Thornhill Public School, 7554 Yonge St., JK-8
French Immersion:	Louis Honoré Fréchette Public School, Grades 1-8
High School:	Hodan Nalayeh (Vaughan) Secondary School (9-12) Regular and French Immersion curricula
Arts Program:	Westmount Collegiate Institute 1000 New Westminster Dr. (9-12) (Arts Program available through application process)
IB Program:	Alexander Mackenzie HS, 300 Major Mackenzie Dr., Richmond Hill Grades 9-12 (IB Program available through application process)

For all programs and most current information,
contact the YRDSB at 905-727-3141 0r visit https://www.yrdsb.ca

Catholic Schools

Elementary:	St. Giovanni Battista Scalabrini, 290 York Hill Blvd. JK-8
French Immersion	St. Anthony 141 Kirk Dr., Markham Starting in G. 1 -8 St. Joseph the Worker, 475 Brownridge Ave.
PACE (Arts Progrm)	St. Charles Garnier, 16 Castlerock, Richmond Hill Starting in Grade 5
High School (Co-ed)	St. Elizabeth, 525 New Westminster Drive, 9-12
PACE (Arts Progrm)	St. Theresa of Lisieux, 230 Shaftsbury Ave., Richmond Hill 9-12
Advanced Placement	St. Joan of Arc, 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 information presented herein is provided ***as a courtesy only***, based on currently available information from third party sources deemed reliable. Buyers should not rely upon the information without verification. School boards referenced and alternative programs may not be complete.

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

E&OE

78heatherton.info
Scan this QR code for access to the dedicated listing WEB PAGE, Images, details and Floor Plan.