

16 Firthway Court, North York, ON, M3B 2K2

This is your chance to live on a friendly cul-de-sac near the best schools in sought after Denlow Estates. This immaculately maintained and renovated three bedroom, three bathroom home comes fully landscaped and complete with garden oasis and double car garage.

The ideal home for entertaining. From the gracious Living room combined Dining room just off the award winning light filled kitchen. There is a gas cooktop, wall oven with brick surround and a centre island to gather around. Through the double floor to ceiling doors is the upper deck perfect for year round BBQ'ing!

The show stopper is the custom designed "Dog & Duck" pub/family room with built in cabinetry and wet bar that opens to the relaxing garden oasis. The serene garden features a large deck with new gazebo overlooking the babbling brook water feature and mature trees.

All of this and the perfect location make 16 Firthway Court an ideal opportunity not to be missed! In addition, this home and property show the utmost in 'pride of ownership'.

Revised July 19th 2019

JAMES STRATHY WARREN
Sales Representative

Cell: 416.520.5704 | Direct: 416.323.5276
james@jameswarren.ca | www.jameswarren.ca



CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHRISTOPHER KILLAM
Sales Representative

Cell: 416.333.9878 | Direct: 416.323.5277
chris@chriskillam.ca | www.chriskillam.ca

16 Firthway Court, North York, ON, M3B 2K2

Overview -

Sale Price - \$1,598,000.00

Finished Space - 2,701 square feet (as per Floor Plans - 2019)

Bedrooms - 3 Bedrooms + 1

Bathrooms - 3 Bathrooms

Possession - 30-60 Days or TBD

Taxes - 2019: \$7655.42 - Annual

Utilities - Water & Garbage - \$1174.77 (2018)

Gas - 1153.29 (2018)

Hydro - 1291.29 (2018)

Legal Description - LT 16 PL 5476 NORTH YORK; S/T NY294883; TORONTO (N YORK) , CITY OF TORONTO

Garage - 2 car attached garage with 4 car driveway space
- 6 total spaces available for parking

Comfort Systems - Natural gas fired central heating and central air conditioning

Revised July 19th 2019

JAMES STRATHY WARREN
Sales Representative

Cell: 416.520.5704 | Direct: 416.323.5276
james@jameswarren.ca | www.jameswarren.ca



CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHRISTOPHER KILLAM
Sales Representative

Cell: 416.333.9878 | Direct: 416.323.5277
chris@chriskillam.ca | www.chriskillam.ca

16 Firthway Court, North York, ON, M3B 2K2

Features and Neighbourhood Information

- Located on a Cul-de-Sac: great and safe play space for neighbourhood kids
- A wonderful mix of young families and long-time residents
- Excellent and well sought-after school districts. (Denlow P.S, St. Andrew's JHS, Winfields MS, Don Mills CI, York Mills CO, Etienne Brule, and several private schools)
- Short walk to Longwood playground and the playground and playing field at Denlow School
- Ease of access to TTC stops on both Leslie and York Mills. Bus
- Great walkable neighbourhood with access to shops and restaurants, e.g. Longo's, Shoppers Drug Mart, LCBO, The Keg, Dragon Pearl, Starbucks, numerous pubs, etc.
- Close to North York General Hospital
- Short driving distance to The Shops at Don Mills, Bayview Village and Fairview Mall
- Ready driving access to 401 to the North and 404/DVP to the East
- Great neighbourhood developed on the former Winfield Farm owned by E.P. Taylor

Revised July 19th 2019

JAMES STRATHY WARREN
Sales Representative

Cell: 416.520.5704 | Direct: 416.323.5276
james@jameswarren.ca | www.jameswarren.ca



CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHRISTOPHER KILLAM
Sales Representative

Cell: 416.333.9878 | Direct: 416.323.5277
chris@chriskillam.ca | www.chriskillam.ca

16 Firthway Court, North York, ON, M3B 2K2

Front Garden

- Professionally landscaped garden with stonework and a mature, well cared for Linden tree
- Solar lighting in garden and steps
- Large limestone slab steps that lead up to welcoming front deck
- Double garage with side door access
- Garden trimmed by paving stones, including a stone pad by the curb for bins on collection day

Entry Levels

Foyer

- Ceramic floor tile with marble trim combined with original oak hardwood floors
- Crown moulding and wainscoting
- Spacious coat closet
- Welcoming space to enter your home, this inviting foyer will lead you into the living room, kitchen and up the stairs to the upper level

Living Room combined with Dining Room

- Large windows welcoming light from West and North views
- Broadloom with original oak hardwood floors underneath
- Surrounding crown moulding
- Wide entryway from foyer plus direct access to the kitchen from Dining Room
- Wired for speakers
- Immense wall space to display art

Revised July 19th 2019

JAMES STRATHY WARREN
Sales Representative

Cell: 416.520.5704 | Direct: 416.323.5276
james@jameswarren.ca | www.jameswarren.ca



CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHRISTOPHER KILLAM
Sales Representative

Cell: 416.333.9878 | Direct: 416.323.5277
chris@chriskillam.ca | www.chriskillam.ca

16 Firthway Court, North York, ON, M3B 2K2

Kitchen

- Large custom NKBA North American design award-winning kitchen
- Well thought out storage
- Family size eat-in with open concept breakfast area
- Built-in desk below book shelves and wine rack provides an area for looking up recipes or a children's homework nook while preparing dinner
- Double sliding doors for light and access to the upper deck to offer year-round BBQ access
- Recently updated 70% stone composite tile floor
- Dacor gas cooktop, recently replaced Dacor electric oven and Panasonic microwave, new LG dishwasher and large KitchenAid refrigerator
- Beautiful custom brick alcove with solid wood beam insert surrounds the cooktop, built-in oven and microwave
- Pot lighting and under cabinet lighting
- Double sink plus a second sink in the large island for easy meal preparation
- Custom ceiling rack over the island to display your beautiful copper cookware
- Immense pantry with adjustable roll-out shelves and large upper cabinets for additional storage
- Cabinets over the fridge include custom storage racks for cooking and serving trays
- Lazy Susan in corner cupboard to maximize storage and access
- Lower cabinets with large pull-out drawers for easy access
- Built-in ironing-board and recycling station

Revised July 19th 2019

JAMES STRATHY WARREN
Sales Representative

Cell: 416.520.5704 | Direct: 416.323.5276
james@jameswarren.ca | www.jameswarren.ca



CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHRISTOPHER KILLAM
Sales Representative

Cell: 416.333.9878 | Direct: 416.323.5277
chris@chriskillam.ca | www.chriskillam.ca

16 Firthway Court, North York, ON, M3B 2K2

Family Room

- Nicknamed "THE DOG AND DUCK", custom designed family gathering space near kitchen
- Easy access to lower deck and back garden past the pretty bay window
- Custom Russian blinds
- Custom designed cherrywood bookshelves and cabinets throughout
- Built-in gas fireplace with brick surround and hearth, and marble mantle piece
- Designed with space for TV on corner cabinet
- Gorgeous wet bar with brass wine glass racks mounted under upper cabinets. Microwave shelf and space for a bar fridge
- 5" plank engineered wood floors
- Wired for audio

Back Garden

- An outdoor oasis next to a delightful 3-level trickling brook water feature
- Great for outdoor parties
- Accessed from the upper deck or from Family Room
- New steel gazebo, with light/heater, outdoor rug and furniture
- Professionally landscaped with trees, shrubs, flowers and vine covered trellis
- Mature white birch tree, three white lilac trees, privet, and cedar hedge, all newly professionally trimmed
- Outdoor speakers included
- 8 ft. fence, built in 2015, provides a safe a secure back garden, as well as privacy
- Garden shed for storage

Revised July 19th 2019

JAMES STRATHY WARREN
Sales Representative

Cell: 416.520.5704 | Direct: 416.323.5276
james@jameswarren.ca | www.jameswarren.ca



CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHRISTOPHER KILLAM
Sales Representative

Cell: 416.333.9878 | Direct: 416.323.5277
chris@chriskillam.ca | www.chriskillam.ca

16 Firthway Court, North York, ON, M3B 2K2

Upper Level

Master Suite

- Huge West facing picture window, with two operating side panels
- Overlooking front garden and Cul de Sac
- Lots of light and fresh air
- Custom white California shutters
- Ceiling fan/lights
- Two double closets, one with adjustable closet organizer
- Broadloom with original hardwood flooring underneath

Ensuite Bathroom

- Newly renovated 2-piece ensuite
- 2 piece mirrored bathroom with dark Kraftmaid cabinets
- White marble countertop
- Skylight for natural light and fresh air

2nd Bedroom

- East facing large window for ample light and fresh air overlooking back garden oasis
- Broadloom with original oak hardwood floors underneath
- Wooden blinds
- Ceiling fan/lights
- Large closet

Revised July 19th 2019

JAMES STRATHY WARREN
Sales Representative

Cell: 416.520.5704 | Direct: 416.323.5276
james@jameswarren.ca | www.jameswarren.ca



CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHRISTOPHER KILLAM
Sales Representative

Cell: 416.333.9878 | Direct: 416.323.5277
chris@chriskillam.ca | www.chriskillam.ca

16 Firthway Court, North York, ON, M3B 2K2

3rd Bedroom

- South facing window for ample light and fresh air
- Broadloom with original oak hardwood floors underneath
- Wooden blinds
- Ceiling fan/lights
- Large closet

Main Bathroom

- Newly renovated 4-piece family bathroom with large tub and gorgeous tall shower with sliding glass door
- Carrera porcelain tile in shower and on heated floor
- Thomasville vanity and cabinets
- High end granite countertop on the Vanity, with Carrera porcelain tile backsplash
- Large mirror over Vanity includes two new modern light fixtures
- Custom woodwork on windows, door and baseboards
- Large window with privacy glass brings natural light in and opens for fresh air
- Ceiling fan with heat lamp
- Large linen closet in upper hallway

Lower Level

The fully finished lower level is a spacious guest suite that could also serve as Nanny, Granny, or student quarters, depending on need. This level is only half below grade which still allows for large windows and lots of natural light. The open areas, bathroom and laundry room have black and white vinyl composition floor tiles and ceiling lighting.

Revised July 19th 2019

JAMES STRATHY WARREN
Sales Representative

Cell: 416.520.5704 | Direct: 416.323.5276
james@jameswarren.ca | www.jameswarren.ca



CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHRISTOPHER KILLAM
Sales Representative

Cell: 416.333.9878 | Direct: 416.323.5277
chris@chriskillam.ca | www.chriskillam.ca

16 Firthway Court, North York, ON, M3B 2K2

Guest Bedroom

- Original wood burning fireplace with brass insert and tools
- Wood grain solid vinyl flooring
- Ceiling track lighting
- Custom window blinds
- IKEA wall unit

Walk-In Closet

- Multiple rods and shelves with room for a dresser
- Custom window blinds
- Carpeted floor – heavy grade

Guest Bathroom

- Recently renovated and upgraded 3-piece bathroom with spa-like finishes
- Granite countertop on white vanity
- Lots of cupboards for storage
- Ceiling fan with heat lamp

Recreation Room

- Large window that looks out into the back garden
- Custom window blinds
- Currently used as an Artist Studio with potential for sitting area or other uses
- Includes a workbench with built in lighting, storage underneath and wall shelving

Revised July 19th 2019

JAMES STRATHY WARREN
Sales Representative

Cell: 416.520.5704 | Direct: 416.323.5276
james@jameswarren.ca | www.jameswarren.ca



CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHRISTOPHER KILLAM
Sales Representative

Cell: 416.333.9878 | Direct: 416.323.5277
chris@chriskillam.ca | www.chriskillam.ca

16 Firthway Court, North York, ON, M3B 2K2

Laundry / Utility Room

- Built in cabinets for storage, including a folding counter
- Ceiling and under cabinet lighting
- Hanging racks for "Hang to Dry"
- Utility sink
- Washer and Dryer

FURNACE ROOM

HVAC SYSTEMS

- Maintained annually most recently July 2019
- TRANE XV95 Series two-stage High-Efficiency furnace with built-in humidifier, gas fired, forced air, 2007 (owned)
- TRANE XR14 Series Central A/C, 2007, with new Trane Case Coil and Line set, 2016 (owned)
- GIANT 40 USG H/W Tank, gas fired, 2011 (owned)
- Well lit, clean and dry utility room with lots of storage for things like luggage, wine and out-of season items

OTHER TECHNICAL

- All new Anderson windows throughout (2018/2019) offer quiet enjoyment, beautiful views, cross ventilation, easy cleaning, easy egress and lower utility bills
- All plumbing copper and ABS
- 100 AMP SERVICE: Panels and wiring updated; circuit breakers
- Whole home surge protection
- Main panel and 2 sub-panels, to support modern technology needs
- Wireless Security System (rented)

Revised July 19th 2019

JAMES STRATHY WARREN

Sales Representative

Cell: 416.520.5704 | Direct: 416.323.5276

james@jameswarren.ca | www.jameswarren.ca



CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHRISTOPHER KILLAM

Sales Representative

Cell: 416.333.9878 | Direct: 416.323.5277

chris@chriskillam.ca | www.chriskillam.ca

16 Firthway Court, North York, ON, M3B 2K2

- Central VAC System
- LED lighting throughout
- Fresh exterior and interior painting 2019

Inclusions

- All attached light fixtures
- Drapes and sheers
- Dacor gas cooktop
- Dacor electric oven
- Panasonic microwave
- LG dishwasher
- Kitchenaid refrigerator
- Kitchenaid washer and dryer
- Solar lighting in garden
- Russian blinds
- Custom California blinds
- Ceiling fans and lightings in master suite, 2nd and 3rd bedrooms
- Steel gazebo, light/heater, outdoor rug, furniture & pond lighting
- Outdoor speaker
- Wood burning fireplace with brass insert and tools
- Custom window blinds in guest bedroom, walk-in closet & recreation room
- Garage door remote(s)
- Forced air gas furnace and related equipment
- Hot water tank

Exclusions

- All furniture, art, lift off mirrors, and area rugs

Revised July 19th 2019

JAMES STRATHY WARREN
Sales Representative

Cell: 416.520.5704 | Direct: 416.323.5276
james@jameswarren.ca | www.jameswarren.ca



CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHRISTOPHER KILLAM
Sales Representative

Cell: 416.333.9878 | Direct: 416.323.5277
chris@chriskillam.ca | www.chriskillam.ca

16 Firthway Court, North York, ON, M3B 2K2

School Locations

Name	Board	Grades
Denlow Public School (900m away) 50 Denlow Blvd, Toronto, ON, M3B 1P7	Toronto DSB	JK - 6
Rippleton Public School (1.4km away) 21 Rippleton Rd, North York, ON, M3B 1H4	Toronto DSB	JK - 6
École élémentaire Étienne-Brûlé (1.4km away) 300 Banbury Rd, North York, ON, M2L 2V3	CS Viamonde	7 - 8
The Giles School (1.3km away) 80 Scarsdale Rd, North York, ON M3B 2R7	Private	Pre K - 8
Metamorphosis Greek Orthodox School (1.5km away) 30 Scarsdale Rd, North York, ON M3B 2R7	Private	JK - 8
York Mills CI (1.6km away) 490 York Mills Rd, North York, ON, M3B 1W6	Toronto DSB	9 - 12
La Citadelle International Academy of Arts and Science (1.6km away) 36 Scarsdale Rd, North York, ON M3B 2R7	Private	SK - 12

Revised July 19th 2019

JAMES STRATHY WARREN

Sales Representative

Cell: 416.520.5704 | Direct: 416.323.5276

james@jameswarren.ca | www.jameswarren.ca



CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHRISTOPHER KILLAM

Sales Representative

Cell: 416.333.9878 | Direct: 416.323.5277

chris@chriskillam.ca | www.chriskillam.ca

16 Firthway Court, North York, ON, M3B 2K2

WillowWood School (1.6km away) 55 Scarsdale Road, Toronto, Ontario, M3B 2R3	Private	1 - 12
Windfields Middle School (1.9km away) 375 Banbury Rd, North York, ON, M2L 2V2	Toronto DSB	6 - 8
Norman Ingram Public School (2.1km away) 50 Duncairn Rd, North York, ON, M3B 1C8	Toronto DSB	JK - 5
Dunlace Public School (2.4km away) 20 Dunlace Dr, North York, ON, M2L 2S1	Toronto DSB	JK - 6
Harrison Public School (2.5km away) 81 Harrison Rd, North York, ON, M2L 1V9	Toronto DSB	JK - 6
St Bonaventure Catholic School (2.2km away) 1340 Leslie St, Toronto, ON, M3C 2K9	Toronto CDSB	JK - 8
Three Valleys Public School (3.3km away) 76 Three Valleys Dr, North York, ON, M3A 3B7	Toronto DSB	JK - 5
St. Andrew's Junior High School (3.2km away) 131 Fenn Ave, North York, ON M2P 1X7	Toronto DSB	6 - 8

Revised July 19th 2019

JAMES STRATHY WARREN
Sales Representative

Cell: 416.520.5704 | Direct: 416.323.5276
 james@jameswarren.ca | www.jameswarren.ca



CHRISTIE'S
 INTERNATIONAL REAL ESTATE

CHRISTOPHER KILLAM
Sales Representative

Cell: 416.333.9878 | Direct: 416.323.5277
 chris@chriskillam.ca | www.chriskillam.ca