

Welcome to 161 Spring Gate Blvd.
Spring Farm, Thornhill

Main Floor

Foyer & Hallway

- Spacious open foyer
- 24"x24" floor tiles
- Elegant 2-pc. powder room renovated
- Generous closet at the front entry
- Large laundry room with open & closed storage, laundry sink
- Direct garage access, with ante room...keeps out cold and garage odours.

Living Room

- Bay Window
- Mid tone hardwood floors
- Wide open to Dining Room, great for entertaining
- Crown moulding

Dining Room

- Large window
- Mid tone hardwood floors
- Wide open to Living Room, great for entertaining
- Crown moulding

Family Room

- Corner Gas fireplace, new ('21)
- Mid tone hardwood floors
- Corner bar area
- Connected to breakfast room through wide passthrough with granite display ledge

Family Size Kitchen

- Renovated with a great functional layout, clever storage, & glass accent doors
- Stainless steel appliances, new Fridge, Stove & Microwave ('21)
- Filtered Water at Sink
- Granite counters
- Tile back splash
- 24" tile floors
- Extensive cabinetry and counter space, double sink, south-facing and flooded with light all day

Breakfast Room

- Granite-trimmed pass through to family room with additional built-in storage
- Pantry with pullout drawers
- Walk-out to back yard through patio doors with integrated adjustable blinds

Second Floor

Principal Bedroom & En-Suite

- Neutral broadloom
- Vaulted ceiling in huge bedroom area
- Sitting area as your personal retreat
- Walk in and additional closets
- Stunning dressing area, ensuite bathroom with separate shower, soaker tub and skylight.
- Large His and Hers vanities.

Bedroom 2

- Large window, neutral broadloom
- Double closet

Bedroom 3

- King-size room
- Double closet with shelves
- Shutters

Bedroom 4

- King size room
- Huge triple closet
- Shutters

Main Bath

- Four piece with ample space for double sink

A linen closet completes this level

Lower Level

This additional living space offers a family-friendly combination of finished and storage space.
(Seller does not warrant retrofit status of basement. Buyers to satisfy themselves)

- Huge Rec Room with 2 windows and large storage closet.
- Bedroom with large closet
- Additional room separate from main rec room
- Full four-piece washroom
- Workshop/hobby room with workbench and handy utility sink tucked under the stairs
- Cold storage room....loads of space with Wine Rack that holds 100 bottles, built-in shelving and more.

Exterior Features

- Double driveway
- Lovely, sheltered porch overlooking mature landscaping
- Large south-facing fenced backyard, New Fence (2020)
- Patio area accessed from breakfast room
- Double garage with automatic opener and remote controls
- 35.1' x 98.5' lot

Inclusions

- Refrigerator, built-in dishwasher, range-not as shown-see LA, built-in microwave/stove hood, washer and dryer
- All window coverings and light fixtures
- Electric Garage Door Opener and Remotes

Exclusions

- Dining Room Fixture

Updates and Improvements

*This home has been consistently updated, maintained and improved.
Pre-sale inspection report available.*

- 2021 New gas fireplace in family room
- 2021 Attic insulation updated
- 2021 New Kitchenaid French Door Fridge
- 2021 Microwave/Hood/Fan Microwave
- 2021 Stainless Steel Range
- 2020 New Hi efficiency furnace
- 2020 New fence
- 2019 New Air Conditioner
- Complete kitchen renovation, with clever storage solutions and design to maximize the compact layout
- 2015 Complete renovation of principal en-suite bath, with separate dressing area, separate shower, and Whirlpool soaker tub. Ideal his and hers spaces. A skylight adds to that spa feeling.

Home Inspection by Carson Dunlop

1 Page summary attached
(Full version available on Request)

For complete information on this property, visit

www.161SpringGate.info

Schools serving 161 Spring Gate Blvd.

York Region District School Board

Elementary:	Thornhill Public School, 7554 Yonge St. Grades JK-8
French Immersion:	Louis Honoré Frechette, 40 New Westminster Dr.. Grades 1-8
High School:	Thornhill Secondary School, 167 Dudley Ave., Grades 9-12
French Immersion:	Hodan Nalayeh Secondary School, 1401 Clark Ave. W., Grades 9-12
Arts Program	Westmount Collegiate, 1000 New Westminster Dr. Thornhill Grades 9-12 (<i>Application process required</i>)
IB Program	Alexander Mackenzie H.S., 300 Major Mackenzie Drive Grades 9-12 (<i>Application process required</i>)

For all programs and most current information,
Contact YRDSB 416-981-6131 or visit www.YRDSB.ca

York Region Catholic Schools

Elementary:	Blessed Scalabrini, 200 York Hill Blvd. Grades JK-8
French Immersion:	St. Anthony, 141 Kirk Drive, Grades 1-8
PACE (Academic/Creative):	St. Charles Garnier, 16 Castlerock, R.H. Grades 5-8
High School:	St. Elizabeth CSS, 525 New Westminster Dr., Grades 9-12
PACE:	St. Theresa of Lisieux, 230 Shaftsbury, R.H. Grades 9-12
French Immersion:	Please consult YCDSB.ca or 905-713-1211

For all programs and most current information, contact the
YCDSB, 905-713-1211
Or visit www.YCDSB.ca

All school information presented herewith is provided as a courtesy only, based on currently available website information and should not be relied upon without verification from the school boards referenced. Buyers should satisfy themselves as to the accuracy and applicability of all the information for their own purpose.

E&OE