

# 10 BUNKER ROAD

Welcome to this meticulously maintained family home in the highly coveted “Uplands” neighbourhood. This grand, detached residence is located on a premium lot and has a spacious layout with large principal rooms, an eat-in kitchen, a main floor family room with fireplace and four bedrooms making it the perfect family home for both casual living and entertaining. Located on a beautifully landscaped 50 ft by 120 ft lot, this is a rare opportunity to live in this highly desirable community with top schools, surrounded by multi-million dollar luxury homes and the prestigious Thornhill and Upland golf courses.

The spacious foyer features a skylight which bathes the home in natural light. The grand living room and separate dining room spaces have hardwood floors, large picture windows and are warm and welcoming for both formal entertaining and relaxing.

The family size kitchen has an eat-in dining area and overlooks the gorgeous rear gardens making it a perfect space for gatherings. Sliding doors walk out to the deck & the meticulously manicured rear gardens.

Enjoy casual time in the family room with a wood burning fireplace and a walk out to the deck and outdoor dining area. This private and lush fenced in yard with mature trees and perennial gardens is the perfect space for entertaining. A two piece powder room, main floor laundry room with sink, side entrance, coat closet and direct entrance to two car garage complete the main level.

Light filled & oversized, the master bedroom has a 5 piece ensuite and a walk in closet with ample space. Three additional bedrooms, a five piece washroom, a linen closet and wood floors throughout complete the upper level.

The basement has high ceilings and above grade windows and can easily be finished to create additional family recreation space. A built in attached two car garage and private driveway provide ample parking for six cars.

This is a great family home in the prestigious Thornhill & Uplands golf course community. “Move in” ready and well maintained (\$\$\$ spent for roof/windows/doors/eavestroughs/furnace), “renovate to suit” or “build your dream home”. Close to Baythorn PS, transit (bus/Viva, Go Station), shopping, parks, 407/Hwy 7 & places of worship, the location is superb.



# 10 BUNKER ROAD

Foyer



Living Room





Dining Room



Kitchen



Family Room



Master Bedroom



Master Ensuite



Second Bedroom





Third Bedroom



Fourth Bedroom



Washroom services second, third and fourth bedrooms





ADDITIONAL INFORMATION:

LOT SIZE: 50FT X 120 FT  
 TAXES: \$7,175.28 (2016)  
 DRIVE: Private double drive with built-in two car garage  
 Ample parking for 6 cars  
 HVAC: Gas forced air and central air conditioning  
 POSSESSION: TBD

INCLUSIONS:

Kenmore Refrigerator  
 GE electric cooktop/oven  
 Maytag dishwasher  
 Washer and dryer  
 All window treatments  
 All electric light fixtures  
 HVAC  
 California shutters  
 Broadloom where laid  
 Nutone system "as-is"  
 Alarm system - contract to be assumed  
 Hot water tank rental

**SCHOOLS**  
 With excellent public schools very close to this home, your kids will get a great education in the neighborhood. There are also 2 Catholic schools and a private school within 3.54km of this address.

<b>Baythorn PS</b> Grades PK to 8 201 Bay Thorn Dr 0.65 KM	<b>Stonoway Crescent PS</b> Grades PK to 6 36 Stonoway Crescent 1.39 KM	<b>Langstaff SS</b> Grades 9 to 12 106 Garden Ave 1.43 KM	<b>Woodland PS</b> Grades 4 to 8 120 Royal Orchard Blvd 1.22 KM
<b>Thornhill SS</b> Grades 9 to 12 8075 Bayview Ave 2.82 KM	<b>Willowbrook PS</b> Grades PK to 8 45 Willowbrook Rd 2.38 KM		

**PARKS & REC.**  
 This home is located in park heaven, with 13 parks and a long list of recreation facilities within a 20 minute walk from this address.

<b>Langstaff School Park</b> 14 Uplands Ave 0.26 KM 3 min	<b>Riverside Park</b> 2 Riverside Blvd 0.87 KM 9 min
<b>Pioneer Park</b> Norman Dr. and Bay Thorn Dr. 0.45 KM 6 min	

**13 Parks**

**FACILITIES WITHIN A 20 MINUTE WALK**

1 Pool	8 Playgrounds
10 Tennis Courts	3 Sports Fields
4 Ball Diamonds	1 Basketball Court
1 Shedding Hill	3 Trails
1 Community Hall	1 Multi-Use Pad
	1 Picnic Facilities

**TRANSIT**  
 Public transit is at this home's doorstep for easy transit around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 16 minute walk away.

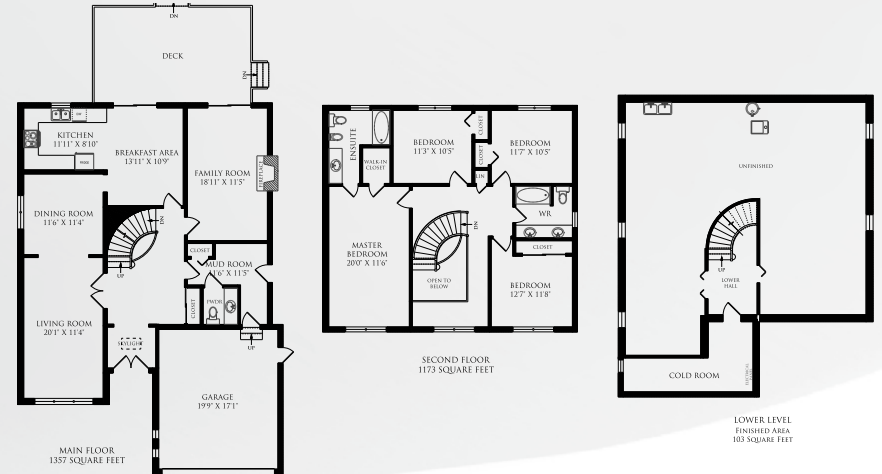
<b>Nearest Street Level Transit Stop</b> Yonge St / Banker Rd 2 min	<b>Nearest Rail Transit Stop</b> Langstaff GO Station Rail 16 min
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**SAFETY**  
 With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 4.92km.

<b>Fire Station</b> 150 High Tech Road 1.62 KM	<b>Police Station</b> 171 Major Mackenzie Drive West 4.28 KM
<b>Mackenzie Health Richmond Hill Hospital</b> 10 Trieth St 4.92 KM	

**CONVENIENCE**  
 This home is located near everyday amenities to make your daily errands easier.

<b>Gym</b> 0.1 KM	<b>Pharmacy</b> 0.3 KM
<b>Grocery</b> 0.4 KM	<b>Cleaner</b> 0.5 KM
<b>Coffee</b> 0.5 KM	<b>Gas Station</b> 1 KM



OFFERED FOR SALE AT \$1,699,000

[Seller Kindly requests Certified Deposit To Be Attached To Offer]  
 Home Inspection Available Upon Request

THE ASHBY POOLE TEAM #2 TEAM at Chestnut Park Real Estate Limited, Brokerage in 2016\*\*\*

\*\*\*Gross Commission Earned



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