

WELCOME TO 98 HOLSTED ROAD

- Pretty as a picture! A stunning executive family home in sought-after Brooklin
- Quality-built by Tribute, exceptionally spacious and beautifully upgraded
- The perfect family-living layout with beautiful chef's kitchen and breakfast area open to the family room with gas fireplace and backyard walk-out
- Four exceptionally large bedrooms including a master bedroom retreat with two walk-in closets and 5-piece ensuite washroom
- Never wait to get ready in the morning with an additional ensuite washroom in the 4th bedroom plus roomy main washroom - that's three sunny washrooms on the 2nd floor!
- Bonus 2nd level room offers multiple potential uses - den/office/teen TV room/5th bedroom
- Stunning main floor laundry/mud room with upgraded cabinetry and direct entry to the double-car garage
- Quality hardwood flooring on main level and second level landing
- Smooth ceilings in every room with 9-foot height on the main level
- The unspoiled basement with rough-in for a washroom offers nearly 1,400 sq ft of additional space
- Entertain friends and family in the lovely backyard with stone patio, mature cedars and built-in gas line for a BBQ
- Stroll to the charming Village of Brooklin and everything it has to offer - lovely shops & restaurants, community centre & library
- Walking distance to highly-rated public and French Immersion schools
- 5 minutes to all the big-box shopping on Taunton
- Minutes to the 407 and Hwy 7 and only 45 minutes to Downtown Toronto, or 15 minutes to the Whitby GO Station



COMMUNITY SCHOOLS

Durham District School Board		905-666-5500
www.ddsb.ca		
JK-8	Chris Hadfield Public School 160 Carnwith Drive West	905-620-1282
9-12	Brooklin High School 20 Carnwith Drive West	905-655-2015

French Immersion Programs		
1-8	Meadowcrest Public School P.S. 20 Vipond Road	905-655-3731
9-12	Donald Wilson Secondary School 681 Rossland Road West	905-665-5057

Durham Catholic District School Board		905-576-6150
www.dcdsb.ca		
JK-8	St. Bridget Catholic School 200 Carnwith Drive West	905-655-1875
9-12	All Saints Catholic S.S. 3001 Country Lane	905-666-7753



Team@TheMillsTeam.ca | 416.443.0300



Lauren Rebecca*, Sarah O'Neill*, Katie Mills*, Sue Mills*, Alex Mills**,
Victoria Mills Delsnyder, Diane Fujita*, Laura Lee* | * SALES REPRESENTATIVE ** BROKER

THE MILLS TEAM

is proud to present

98 HOLSTED
ROAD



98Holsted.com

TheMillsTeam.ca

98Holsted.com

TheMillsTeam.ca



ADDITIONAL INFO

- Property Taxes:** \$6,855.27 (Annual in 2019)
- Lot Size:** 45.93 feet x 88.58 feet
- Parking:** Built-in double-car garage with direct access to house, plus private driveway with parking for 2 additional cars
- Possession:** 60 Days/TBD
- Heating/Cooling:** Forced air gas furnace with central air conditioning
- Utility Costs:** Electricity: Approx. \$75/month (2018)
Gas: Approx. \$138/month (2018)
Water: Approx. \$44/month (2018)
- Inclusions:** KitchenAid stainless steel refrigerator, stove and dishwasher; Kenmore washer and dryer, all electric light fixtures, all blinds and window coverings, three attached shelves in south-east bedroom, attached TV and wall mount in family room, attached speakers in family room, electric garage door opener and remote, security system (monitoring extra) central vacuum and equipment, all parts of furnace and central air conditioner
- Rental Equipment:** Hot water heater

E & OE

OVER \$100,000 SPENT ON RENOVATIONS, IMPROVEMENTS AND BUILDER UPGRADES:

- Kitchen countertops, farmer sink and rangehood
- Laundry room cupboards, countertop and sink
- Central vacuum system added
- Crown molding
- Pot lighting
- Hardwood flooring throughout main level, stairs and second floor landing
- Expanded openings between the dining room and family room
- Closet doors on the main level
- Archway trim on the main level
- Interior and exterior painting
- Side door into garage added
- Stone patios in front, side and backyards
- Replaced four front porch pillars and wood around bay windows