

COMMUNITY SCHOOLS

Durham District School Board 905-666-5500
www.ddsb.ca

JK-8 Maple Ridge Public School 905-420-4103
 2010 Bushmill Street
 9-12 Pine Ridge Secondary School 905-420-1885
 2155 Liverpool Road N.

French Immersion Programs

1-8 Maple Ridge P.S. 905-420-4103
 2010 Bushmill Street
 9-12 Dunbarton High School 905-839-1125
 655 Sheppard Ave

Durham Catholic District School Board 905-576-6150
www.dcdsb.ca

JK-8 St. Isaac Jogues Catholic School 905-839-1844
 1166 Finch Avenue
 9-12 St. Mary's Catholic Secondary School 905-420-7166
 1918 Whites Road

French Immersion Programs

1-8 St. Isaac Jogues Catholic School 905-839-1844
 1166 Finch Avenue
 9-12 St. Mary's Catholic Secondary School 905-420-7166
 1918 Whites Road

French School

K-12 Ecole Ronald-Marion 905-683-9730
 2235 Brock Road



THE MILLS TEAM
 is proud to present

2005 LYNN HEIGHTS
 DRIVE



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

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. * Sales Representative ** Broker



ADDITIONAL INFO

Property Taxes: \$5,445.83 (2018 Annual)

Lot Size: 49.26 feet frontage by 105.62 feet on North, 109.78 feet on South and 49.44 feet at rear (as per Geo Warehouse)

Parking: Built-in double car garage with direct access to house, plus private driveway with parking for 2 additional cars

Possession: 30-60 days/to be arranged

Heating: Forced air gas furnace and central air conditioner

Inclusions: Maytag stainless steel refrigerator, GE Profile stove, Broan range hood, Maytag built-in dishwasher, LG washer and dryer, all window coverings, all electric light fixtures (excluding dining room light fixture), all built-in and attached shelving, all parts of gas furnace and central air conditioner, garage door opener and two remotes, central vacuum and accessories, hot water tank (owned)

Exclusions: Dining room light fixture

Home Inspection report dated May 21st, 2019 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion

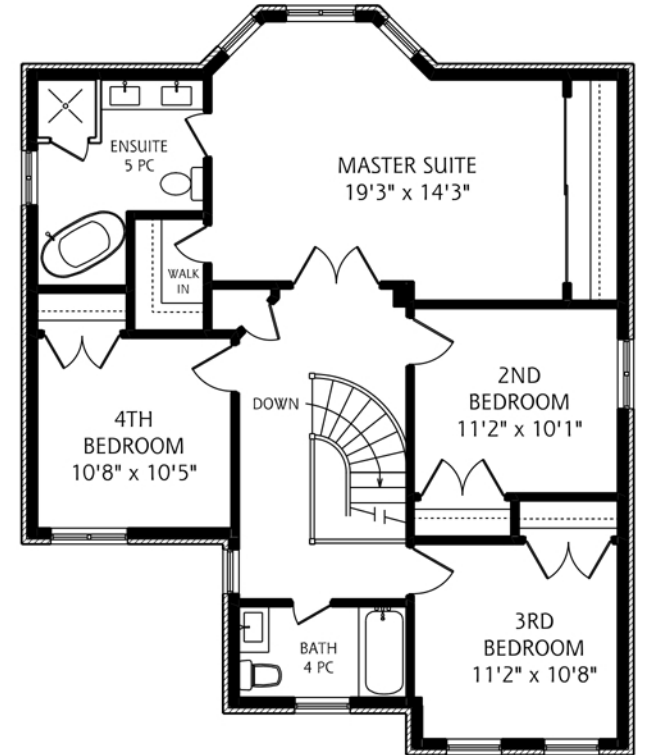
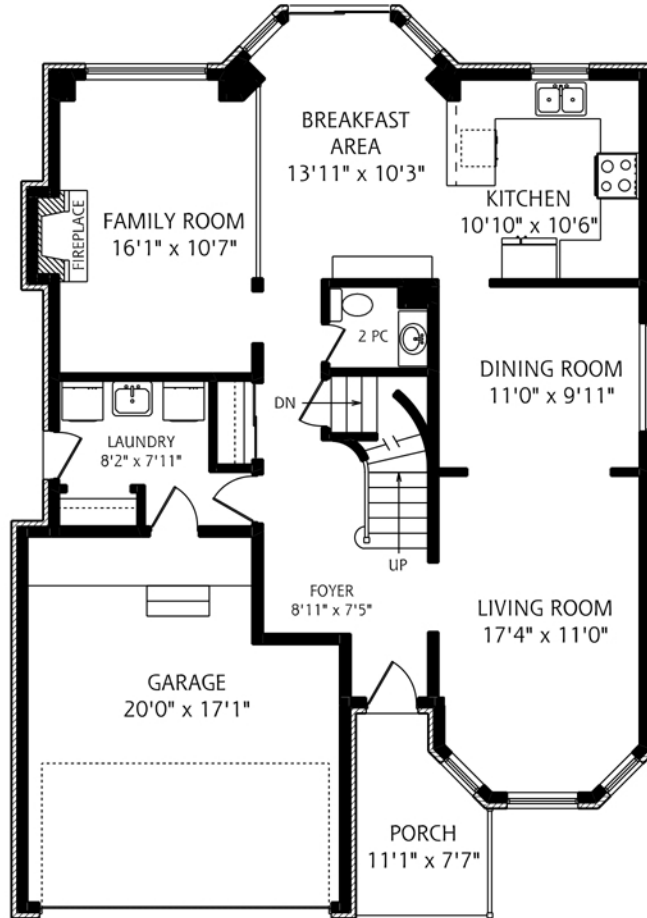
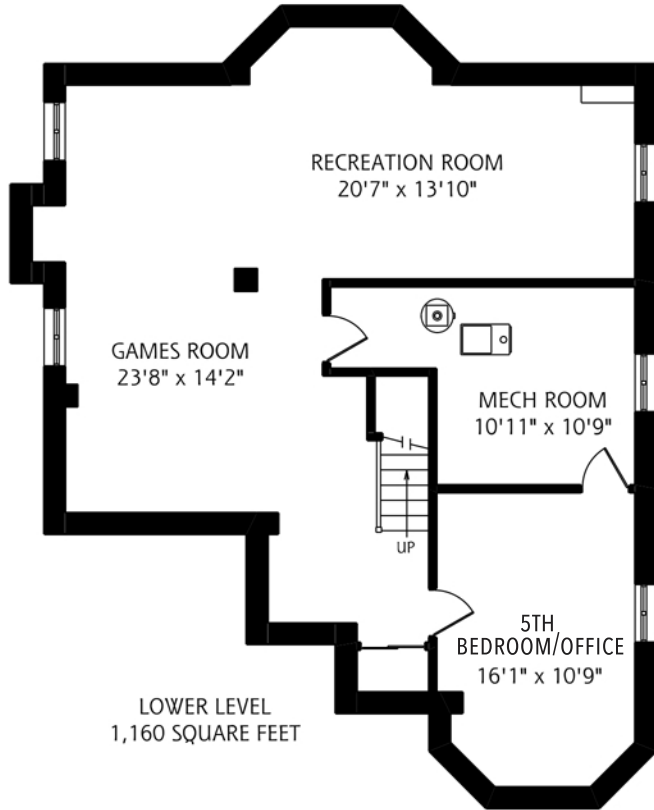


RENOVATIONS AND IMPROVEMENTS

- Renovated custom chef's kitchen with:
 - o Custom cabinetry with soft close drawers
 - o Quartz countertop with undermount sink
 - o Subway tile backsplash & task lighting
 - o High end appliances
 - o Large pantry & plenty of storage
- Renovated ensuite bathroom with:
 - o Double sink vanity with quartz countertop
 - o Stand alone bathtub and faucet
 - o Separate shower with seamless glass door & rain showerhead
 - o New toilet
 - o New LED lighting and mirrors
 - o Tile flooring
- Renovated main 2nd floor bathroom with:
 - o Vanity with quartz countertop
 - o Toilet replaced
 - o New lighting and mirror
 - o Tile flooring
- Finished basement with:
 - o Recreation room
 - o Games room
 - o 5th bedroom/office
 - o Large storage/utility area
- Hardwood in living room, dining room, family room, and kitchen
- New broadloom on stairs and throughout the second floor
- Extensively landscaped front and backyard with garden beds, shrubs and perennial flowers
- Newer furnace and air conditioner
- Roof shingles replaced



THE MILLS TEAM
AN EXCEPTIONAL REAL ESTATE EXPERIENCE
2005 LYNN HEIGHTS DRIVE



ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE
5 FOOT SCALE