



ALISON HALL  
SALES REPRESENTATIVE

## WELCOME TO 72 BYWOOD DR

### Key Features:

- 4 Bedrooms, 4 Bathrooms – Perfect for upscale family living
- Prime Location – Bywood Dr., across from Islington Golf Club, steps to Rosethorn Tennis Club & playground
- Top-Rated Schools – Rosethorn Jr. (French & English), Humber Valley, ECI High School
- Completely Renovated in 2021 – Move-in ready with high-end finishes
- Professionally Landscaped Gardens (2022) – Stunning outdoor spaces with privacy
- Excellent Connectivity – 15-minute drive to Downtown, quick access to 427/401, TTC, GO, and 10- minutes to Toronto Airport

### Main Floor:

- Welcoming Entrance – Leads to sophisticated living & dining areas
- Gourmet Chef's Kitchen
  - Dacor fridge/freezer, Dacor 6-burner gas range & double oven
  - Oversized island with wrap-around seating
  - Elica hood fan, Sharp microwave, Bosch dishwasher
  - Western-facing windows bring in natural light
- Spacious Family Room – Adjacent to the kitchen, ideal for gatherings
- Mudroom/Laundry Room – Direct access to double-car garage
- Main Floor Powder Room

### Second Level:

- Multi-Purpose Family Room
  - Vaulted ceilings, skylights & large windows
  - New York loft-style built-ins & gas fireplace
- Primary Bedroom Suite
  - Walk-in closet
  - Luxurious ensuite with marble mosaics, double vanity & walk-in shower
- Two Additional Spacious Bedrooms – Bright windows & ample storage
- Shared Bath – Double vanity, tub & shower

## Lower Level:

- Perfect for Extended Family, Guests, or Entertaining
- Large Rec/Family Room
- Brand New Kitchen
  - LG fridge/freezer, Electrolux electric cooktop, Whirlpool washer & dryer
- Two Additional Bedrooms
- Full Bath – Double vanity & oversized shower
- Cold Storage Room

## Exterior & Additional Features:

- Gardens Planted in 2022
  - Includes Rhododendrons, Flowering Dogwood, Two Japanese Maples, White Oak Leaf Hydrangeas, Forsythia Shrubs, Rose of Sharon Tree & Evergreens
- Backyard Privacy – 16-ft cedars across the back
- Automatic WiFi-Controlled Sprinkler System (2024) – Front & back garden beds
- Driveway Newly Asphalted (2021)
- Grass Replaced in Front & Back (2024)
- Natural Stone Pavers & Flagstone Pavers in West Yard
- New Composite Deck (2021)
- Gas Hook-Up for BBQ
- Windows Updated (2021) – Front of house, office, living room & front bedrooms
- Roof (2015), Furnace w/ Humidifier (2013), AC (2020)
- Central Vac (2017)
- In-Floor Heating – Mudroom, Primary Bath, Shared Bath & Lower-Level Bath

## Inclusions & Rental:

- Included: All ELF's, window coverings, appliances as listed in Schedule B
- Rental: Hot water tank (Reliance)

## Property Taxes:

- 2024 Taxes: \$10,457.53

## Renovation Highlights (2021):

- Refinished all hardwood floors
- Freshly painted throughout
- All 4 bathrooms fully renovated
- New kitchens (main & basement)
- New doors & trim
- New laundry room & updated electrical
- Windows in the front of the house replaced
- New composite deck & flagstone pavers