



*Welcome to  
3407 Clayton Road*



**INCLUDE**

- All:
  - o Electrical Light Fixtures
  - o Window Coverings & Hardware
- 7 Appliances (2 Fridges, Stove, Dishwasher, Microwave, Front Load Washer & Dryer)
- Garage Door Opener with Remote
- Pool Table

**LEGAL INFORMATION**

Square Feet:        Approx. 3,000 sq. ft.  
 Taxes:                \$5,580.00 for 2011  
 Property Size:      45.93 x 139.75 ft  
 Possession:         60 - 90 Days / TBA



*Stunning 4 Plus 1 Bedroom Home  
in Desirable Erin Mills South West*

# 3407 Clayton Road

# Features



## MAIN LEVEL

**FOYER** 14'5 x 10'11

- Double Door Entry
  - Decorative Glass Inserts
- Cathedral Ceilings
  - Large Stunning Decorative Windows
- Ceramic Floor
- Curved Staircase

**DEN** 12'0 x 11'2

- Hardwood Floor
- Window

**LIVING ROOM** 17'2 x 12'9

- Bay Window
- Broadloom (just cleaned)

**DINING ROOM** 13'11 x 11'11

- New Decorative Light Fixture
- Hardwood Floor
- Large Window Overlooking Backyard
- Programmable Thermostat
- Entrance into Kitchen

**FAMILY ROOM** 19'11 x 11'11

- Floor to Ceiling Fireplace – Wood Burning
- Large Window
- New Laminate Floor
- Wood Accents
- Pot Lights and Wall Sconces

**FAMILY SIZE KITCHEN** 12'0 x 11'5

- Lots of Cabinets & Counter Space
- Mirrored Backsplash
- Walk-in Pantry
- Ceramic Floor
- Appliances
  - Kitchen Aid Flat Top Stove
  - Kitchen Aid Stainless Steel Fridge
  - Kenmore Built-in Dishwasher
  - Kenmore Built-in Microwave

**BREAKFAST AREA** 14'3 x 11'5

- Many Windows
- Ceramic Floor
- Walk-out to Deck, Pool and Hot Tub

**LAUNDRY ROOM** 11'11 x 5'11

- Sink & Cupboards
- Ceramic Floor
- Walk-out to Side Yard
- Appliances
  - LG Frontload Clothes Washer
  - LG Frontload Clothes Dryer



## SECOND LEVEL

**MASTER BEDROOM** 23'0 x 12'9

- Double Door Entry
- Bow Window
- Broadloom (just cleaned)
- His & Her Closets
- 4 Piece Ensuite
  - Decorative Light
  - Separate Shower
  - Soaker Tub

**2ND BEDROOM** 13'3 x 12'2

- Window
- Broadloom (just cleaned)
- Closet

**3RD BEDROOM** 13'4 x 11'11

- Window
- Broadloom (just cleaned)
- Closet

**4TH BEDROOM** 12'4 x 11'11

- Window
- New Laminate Floor
- Closet

## EXTRA FEATURES

- Partially Finished Lower Level
  - Large Games/Recreation Room
    - Pool Table
  - TV Room
  - 5th Bedroom
    - Double Door Entry
    - Broadloom
  - 2 Piece Ensuite
    - With Rough-in for Shower
  - Storage Room
- Freshly Painted in Designer Neutral Tones, many rooms
- Interlocking Front Walkway
- Rear Yard:
  - Large Deck
  - Pool with Diving Board
  - Hot Tub

