



**moffat
dunlap**

REALTOR
BROKERAGE

Hillary Place, Aurora

Location: Aurora

Price: \$989,900.00

Lovely home on Hillary Place cul-de-sac. Almost 1 acre lot. Close to 4,000 sq. ft. + 2,000 sq. ft. finished lower level. 4 + 1 bedroom home with pool & mature trees for privacy. Backing onto conservation land. Kitchen plus large breakfast room is open to the Family Room. Separate Dining, Living & Home Office. 3 car garage. Superb layout in great Aurora location.

Main Floor

Office/Den

- ☐ Hardwood floor
- ☐ Crown moulding

Presented by

John Dunlap,

Broker Of Record

Phone: 647-280-7430

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Murray Snider,

Sales Representative

Phone: 905-841-7430

murray.snider@moffatdunlap.com

MOFFAT DUNLAP
REAL ESTATE LIMITED

Moffat Dunlap Real Estate Limited, Brokerage
16630 Dufferin Street, King City, ON L7B 1K5
Tel: 905-841-7430 info@moffatdunlap.com
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☐ Bow window

2 piece powder room

Mudroom/Laundry room

☐ Built-in cupboards

☐ Whirlpool washer & dryer

☐ Closet

☐ Side entrance/rear yard entrance & garage access

3 car garage - 3 openers

Front foyer

☐ Ceramic floor

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- ☐ 2 guest closets
- ☐ Skylight over stairwell

Living Room

- ☐ Bevelled glass French doors
- ☐ Bow window (west facing)
- ☐ Crown moulding
- ☐ Broadloom

Dining Room

- ☐ Spacious

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- ☐ Hardwood floor
- ☐ Wainscoting (panelled)
- ☐ Bay window with window seat
- ☐ Walk-out to deck
- ☐ Crown moulding

Kitchen

- ☐ Engineered wood floor
- ☐ Centre island with breakfast bar

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- ☐ Open to family room
- ☐ Kitchenaid refrigerator/freezer
- ☐ Kitchenaid stove
- ☐ Bosch built-in dishwasher
- ☐ Pantry

Breakfast Area

- ☐ Large
- ☐ Multiple windows

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- ☐ Walk-out to deck
- ☐ Engineered wood floor

Family Room

- ☐ Broadloom
- ☐ Built-in oak cabinets & shelves
- ☐ Gas fireplace
- ☐ Pot lights

Deck

- ☐ Large

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☐ Overlooks pool

Rear Yard

- ☐ Inground pool (vinyl)
- ☐ Pool change shed
- ☐ Buffered by trees
- ☐ Backs onto municipal open space
- ☐ Fully fenced (black vinyl chain link)

Second Floor

Master Bedroom

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- ☐ Broadloom
- ☐ 5 pc en-suite
- ☐ Walk out to balcony
- ☐ Overlooks pool & trees
- ☐ Walk-in closet

Bedroom 2

- ☐ 2 double closets
- ☐ Broadloom

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☐ 4 pc en-suite

Front Balcony/Skylight/Open Stairway

Bedroom 3

- ☐ Broadloom
- ☐ Closet
- ☐ 4 pc semi en-suite (shared with 4th bedroom)

Bedroom 4

- ☐ Broadloom
- ☐ Closet

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☐ 4 pc semi en-suite (shared with 3rd bedroom)

Basement

Rec Room

- ☐ Gas fireplace
- ☐ Built-in oak cabinets/shelves
- ☐ Pot lights
- ☐ Billiard area

Children's play area

- ☐ Broomloom

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Exercise Room

- ☐ Broadloom
- ☐ Storage closets

4 piece washroom

Storage Room

Bedroom 5

- ☐ Broadloom
- ☐ Closet
- ☐ Pot lights

Other Data

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New roof – 2007
New eavestrough - 2007
New windows – 2001
New water heater – 2008 June
New furnace – 2003

- ☐ 200 amp hydro service
- ☐ Central vac
- ☐ Water conditioner
- ☐ Humidifier
- ☐ Town services
- ☐ Pool with cabana

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☐ Fenced area for dogs to roam
☐ Trails through woodlands
Taxes: \$10,857

Price: \$989,900