



Welcome to  
7 Felicia Crt, Thornhill  
4+1 Beds | 4 Baths | 2,344 sq ft

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Children's  
Miracle Network



TreeCanada





## OUR MISSION

We set and pursue the highest business, professional and ethical standards. We strive to exceed our clients' expectations. We maintain superior professional expertise and constantly work at understanding our clients' challenges from the broadest possible perspective. We do that through what we know best – the application of technology shift and management to our clients' opportunities and needs. And we strive to do it with the utmost integrity, guided by our duty to our clients and ourselves. *That is our mission.*

## OUR VISION

Success to us means that our clients put us at the top of their list of realtors they want to work with. Yes, we want to be fairly compensated for the work we do, and for the years we've invested in learning and honing our disciplines. But we also recognize that financial success only occurs when we add significant value to our clients



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TEAM**

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Welcome to 7 Felicia Crt, an amazing 4+1 bedroom, 2 story family home situated on a large corner lot with abundant natural sunlight from bay windows and a skylight. Beautiful backyard with swim spa, lots of upgrades, very well maintained, spacious principal rooms, main floor laundry room, and finished basement.

Located in one of the most desirable areas of Thornhill, minutes to Centre Point Mall, World Shops on Yonge, beautiful parks and great schools.

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Visit us at [www.7felicia.com](http://www.7felicia.com) for more property details



















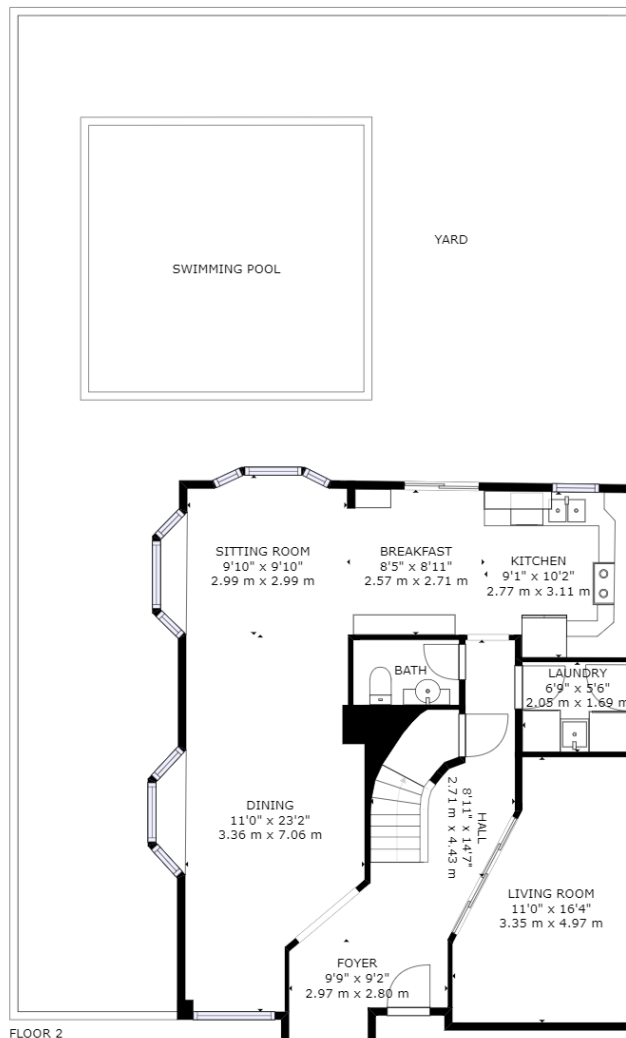
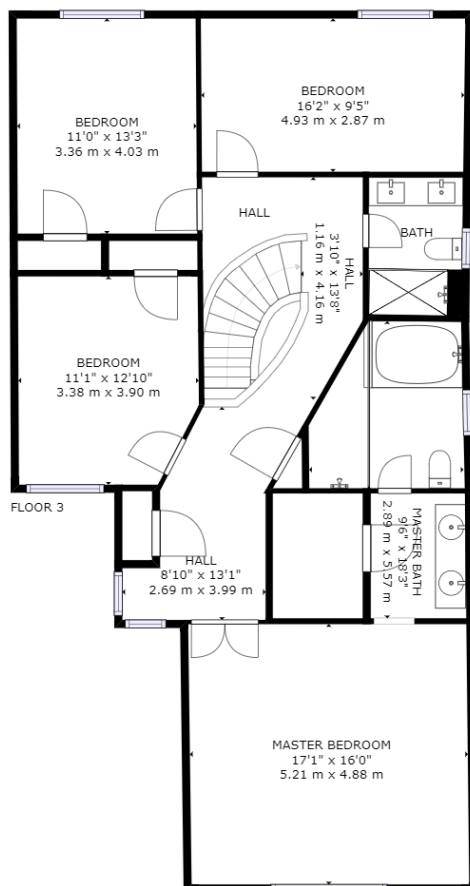
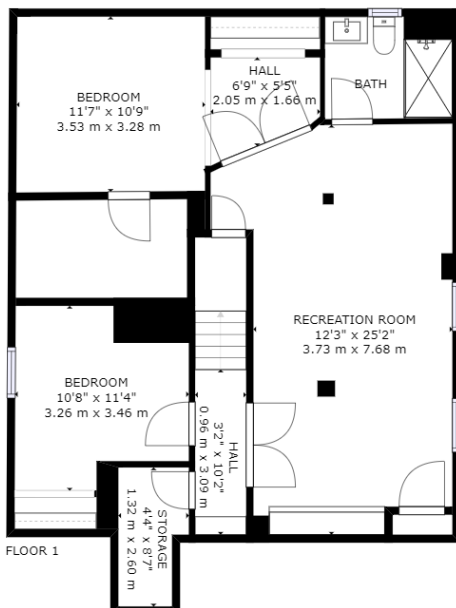












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[www.7felicia.com](http://www.7felicia.com)





## PARTICULARS of this property

**Possession Date** | 30 days / TBA  
**Taxes** | \$5,826.75 / 2019  
**Lot** | 54.92 x 102.81 Feet / Irregular  
**Sq. Footage** | 2,344 sq ft (MPAC)  
+ Basement approx. 870 sq ft  
**Year Built** | 1982  
**Bedrooms** | 4 + 1  
**Washrooms** | 4  
**Garage** | 2 Car Garage  
**Driveway** | Private Drive  
**Parking** | 5 Car Spaces  
**Mechanics** | Forced Air, CAC

### Inclusions:

Stainless Steel French Door Fridge  
Stainless Steel Stove & Oven  
Stainless Steel Hood w/ Microwave  
Stainless Steel B/I Dishwasher  
Washer & Dryer  
All Electric Light Fixtures  
All Window Coverings  
Motorized Blinds  
Garage Door Openers

### Elementary Schools:

Yorkhill Elementary School  
Woodland Public School (French)

### High Schools:

Thornhill Secondary School  
Vaughan Secondary School (French)  
Westmount Collegiate Institute (Art Program)  
Alexander Mackenzie High School (IB)

### Private Schools:

Convoy International School (Gr9 to 12)  
Crawford Adventist Academy (JK to Gr12)  
TMS - Toronto Montessori School (preschool to Gr12)

### Main Level

Smooth Ceiling throughout principal rooms  
Maple Hardwood floor throughout  
Recessed Potlights  
**Living Room**  
Fireplace  
Mirrored Wall

### Dining Room

Bay Window  
Open Concept

### Family Room

Bay Windows  
Overlooks Backyard

### Kitchen & Breakfast Area

Stainless Steel Appliances  
Walk out to Backyard  
Motorized window blind

### Laundry

Utility Sink  
Large space for storage

### Second Level

Skylight

### Master Room

Large Walk-in closet  
Spacious 5-piece Ensuite  
Laminate Flooring

### Bedrooms

Windows  
Large Closets  
Hardwood floor

### Basement

Laminate floor  
4-piece Bathroom  
Additional Bedroom  
Recreational space

*All information and statements contained herein, provided by RE/MAX Hallmark York Group Realty Ltd. regarding property for sale is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.*

Scan QR code to see  
video home tour!



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