



HOLLY DEPASS
Sales Representative

BYRON DEPASS
Sales Representative

DIANE DEPASS
Broker

Your Home
OUR
Passion



Welcome To 18 Thatcher Cres., East Gwillumbury



Premium Pie Shaped Lot



End Unit Town Home

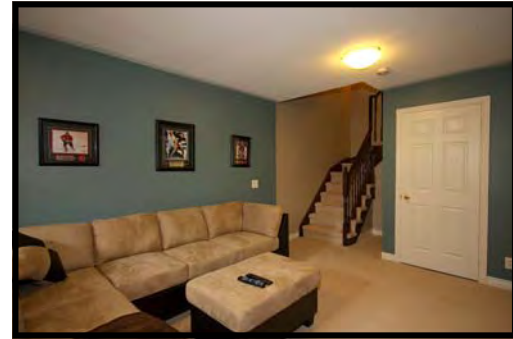
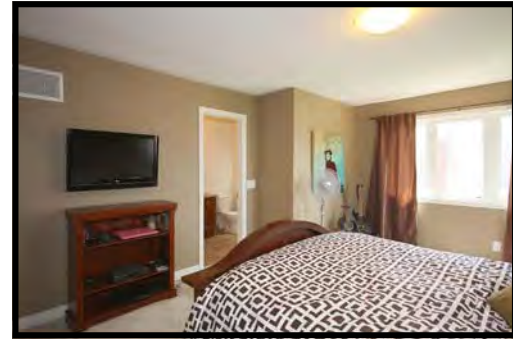
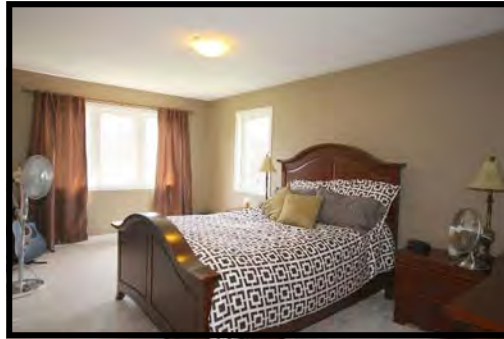
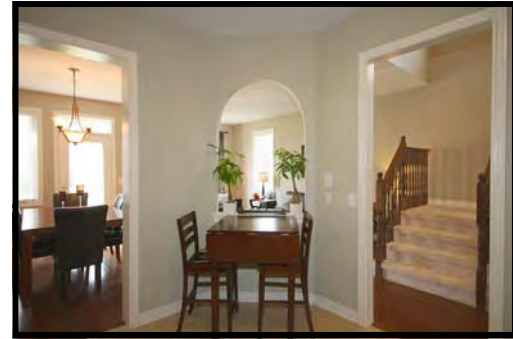
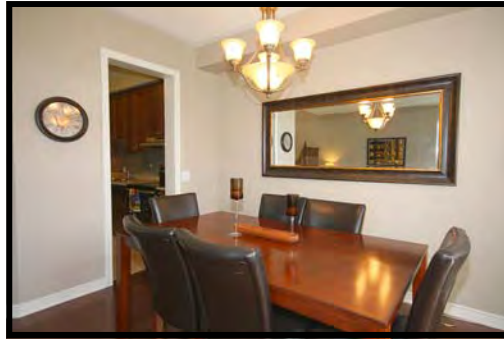
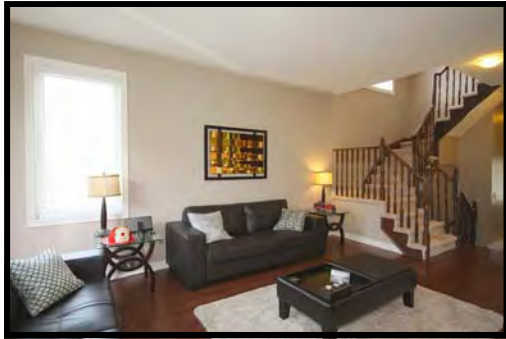
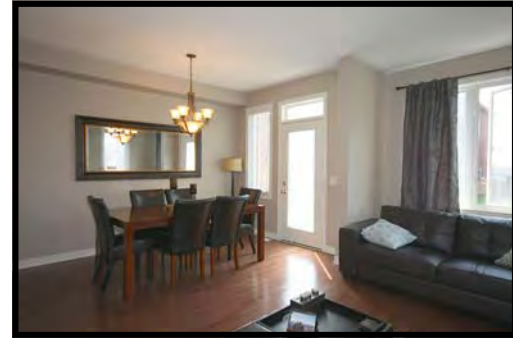


14799 Yonge Street, Aurora, On. L4G 1N1 | Bus. 905-727-3154 | Fax. 905-841-7982 | info@depassgroup.com

www.depassgroup.com



Your Home
OUR
Passion



LIST PRICE: \$369,900
TAXES: TO BE VERIFIED
LOT SIZE: Approx. (Irregular)

Welcome To
18 Thatcher Crescent,
East Gwillumbury

VESTIBULE

- Single Door Entry
- Ceramic Floors
- Double Coat Closet
- 9' Ceilings
- Convenient Entrance to Garage
- 2 PC Ensuite Features:
 - Ceramic Tile Flooring
 - Pedestal Sink
 - Toilet

LIVING

 Approx. 10'1" x 18'

- Dark Stained Maple Hardwood Flooring
- 9' Ceilings
- Open Concept
- Large Side Windows For Natural Light
- Combined W/ Dining

DINING

 Approx. 9'3" x 11'6"

- Dark Stained Maple Hardwood Flooring
- 9' Ceilings
- Open Concept
- Single Door Entry to Premium Backyard

KITCHEN

 Approx. 10'1" x 11'7"

- Ceramic Tile Flooring
- 9' Ceilings
- Glass/Stone Backsplash
- Undermount Lighting
- Arched Opening O/Looks Living Room
- Stainless Steel "Whirlpool" Fridge
- Stainless Steel "Whirlpool" B/I Dishwasher
- Stainless Steel "Whirlpool" Oven
- Upgraded 40" "Timber Lake" Cabinetry

MASTER

 Approx. 13' x 18'.0

- Broadloom Flooring
- Walk-in Closet
- Windows
- 4 Piece Master Ensuite Features:
 - Ceramic Tile Flooring
 - Soaker Tub
 - Separate Stand Up Shower
 - Vanity
 - Toilet

BEDROOM 2

 Approx. 9'2" x 12'1"

- Broadloom Flooring
- Double Closet
- Window

MAIN BATH

- Ceramic Tile Flooring
- Single Vanity
- Tub
- Toilet

BEDROOM 3

 Approx. 9'10" x 13'

- Broadloom Flooring
- Double Closet
- Vaulted Ceiling
- Palladium Window

LOWER LEVEL FAMILY ROOM

 Approx. 11'8" x 20'6"

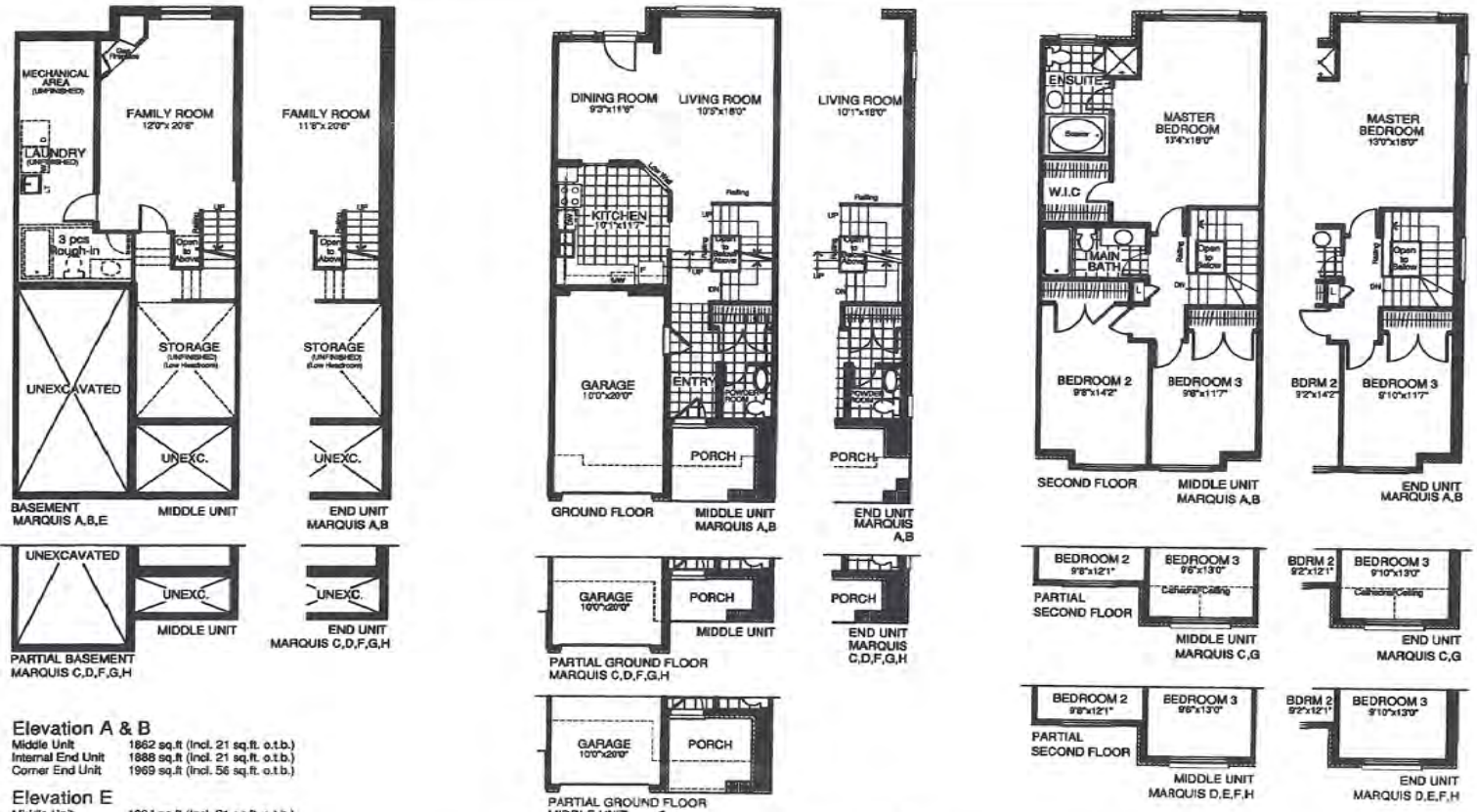
- Broadloom Flooring
- Large Window
- Gas Fireplace
- Entrance to Laundry

FEATURES WORTH MENTIONING

- Open Concept "Minto" End Unit Townhome in "Harvest Hills"
- Premium Pie Shaped Lot Provides Large Backyard
- Energy Star Rated Home
- Freshly Painted w/Designer Colors
- Lots of Natural Light From Large Side Windows
- Fully Finished Basement with Large Storage Area
- Roughed in Central Vac
- Roughed in Bath in Basement
- Upgraded Kitchen Cabinetry
- Beautiful Glass/Stone Backsplash
- Convenient Garage Access from Inside Home
- "Life Breath" Heat Recovery System
- Hardwood Flooring on Main Floor
- Conveniently located close to Shopping, Schools, Parks, & 404

INCLUDE:

- "Whirlpool" Stainless Steel Kitchen Appliances
- "Whirlpool" Washer & Dryer
- Garage Door Opener with Remote
- All Electrical Light Fixtures
- All Window Treatments



Elevation A & B
 Middle Unit 1862 sq.ft (Incl. 21 sq.ft. o.t.b.)
 Internal End Unit 1888 sq.ft (Incl. 21 sq.ft. o.t.b.)
 Corner End Unit 1969 sq.ft (Incl. 56 sq.ft. o.t.b.)

Elevation E
 Middle Unit 1834 sq.ft (Incl. 21 sq.ft. o.t.b.)

Elevation C,D,F,G & H
 Middle Unit 1834 sq.ft (Incl. 21 sq.ft. o.t.b.)
 Internal End Unit 1862 sq.ft (Incl. 21 sq.ft. o.t.b.)

Modifications and floor plans to change without notice. To see approximate.

Townhouse - Marquis

Harvest Hills

HI

METRIC: Distances shown on this plan are in meters and can be converted to feet by dividing by 0.3048.

SCHEDULE				
PART	ALL OF BLOCK	PLAN	ALL OF PIN	AREA (m ²)
1				198.4
2				198.4
3	118	65M-4076	03554-3173	198.4
4				198.4
5				198.4
6				327.6

require this plan to be deposited under Land Titles Act.

PLAN 65R-31123
 Received and Deposited

date Sept 3, 2008 date Sept 5, 2008

David Horwood
 David Horwood, O.L.S.

Lois Smith
 Asst. Dep. Land Registrar for the Land Titles Division of York Region (No. 65)

PARTS 1 TO 6 - SUBJECT TO EASEMENT AS IN INST. NO. YR1196048.

THATCHER CRESCENT
 (BY REGISTERED PLAN 65M-4076)
 PIN 03554-3177

PLAN OF SURVEY OF
BLOCK 118, REGISTERED PLAN 65M-4076
 TOWN OF EAST GWILLIMBURY
 GEOGRAPHIC TOWNSHIP OF EAST GWILLIMBURY
 REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 250
 david horwood limited, ontario land surveyors
 2 0 0 8

LEGEND

- Survey Monument Found
- Survey Monument Set
- SB Standard Iron Bar
- IB Iron Bar
- (H) David Horwood Limited
- (LP) Lloyd & Purcell Ltd., O.L.S.
- Registered Plan 65M-4076
- C/L Centreline of Wall

NOTE
 All Set Bars are Iron Bars unless otherwise noted.

BEARING NOTE
 Bearings are astronomic and are referred to the South Limit of Thatcher Crescent, Registered Plan 65M-4076, having a Bearing of N 73° 04' 30" E.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- This survey and plan are correct and in accordance with the Survey Act, Surveyors Act and the Land Titles Act and the regulations made under them.
- The survey was completed on the 5th day of August, 2008

David Horwood
 David Horwood
 Ontario Land Surveyor
 August 5, 2008
 Date

PROJECT No.: 6841-118-R

208 randall street, oakville, ontario L6J 1R1
 Bus (905) 816-1424 Fax (905) 816-1338 e-mail oakville@dhsurveyors.com

oakville david horwood limited
 ontario land surveyors ontario land surveyors

markham 3980 14th avenue, unit 17 markham ontario L3R 0E1
 Bus (905) 476-7665 Fax (905) 476-1277 e-mail markham@dhsurveyors.com