



CentrepoinTE
3 CASTLETON STREET

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Idyllic family living in desirable Centrepointe.

Welcome to 3 Castleton Street. Nestled on a quiet street, this meticulously cared-for 4 bedroom, 3.5 bath home sits on a beautifully landscaped lot adorned with verdant foliage, well-established gardens, and stone walkways and patios. The serene, fully fenced backyard is a private retreat, boasting lush greenery, well-kept gardens, and a spacious stone patio perfect for entertaining during warmer months.

This fantastic central location offers close proximity to schools including Algonquin College, recreational skating at Ben Franklin Place, the Centrepointe Theatre, the Library and all the amenities available at College Square. You are just steps to Centrepointe Park, one of the largest parks in the city, with sprawling greenspace, walking trails, playful splash pad, sports fields and even a pond. Commuters will appreciate the swift connectivity to the 417, and access to a large public transit hub.

Follow the stone walkway flanked by perennial gardens to the charming front porch. Inside, a sunny vestibule and foyer lead to the generous main level floor plan, which flows seamlessly from one room to the next. Gleaming hardwood and tile floors throughout both levels, lovely crown moulding, recessed lighting, along with many windows and skylight that create a bright and inviting atmosphere.

Just off the foyer, an entertainment-sized living room opens to the formal dining room—an elegant space perfect for hosting dinner parties or family gatherings. The updated kitchen impresses with abundant storage, stainless steel appliances, recessed and under-cabinet lighting, and an eating area with a wall of storage cabinetry. The eating area overlooks the sunken family room highlighted by vaulted ceilings, a cozy fireplace and patio door access to the side and rear yard. Completing this level is a powder room, and a mudroom with laundry and convenient access to the garage as well as the side yard.

A skylight positioned over the stairway to the second level fills the space with cascading natural light. The airy primary bedroom features crown moulding, a walk-in closet plus a double closet, and a fully renovated luxe ensuite bath with sleek soaker tub, oversize glass-enclosed shower, pot lights and vanity with quartz counter. The three secondary bedrooms share a 4-piece family bath.

The basement floor plan is generous and offers additional living space, including a large recreation room with gas fireplace and pot lights. There's also a den/office with double French doors, a 3-piece bath, excellent storage areas and a wine storage room complete with wooden wine racks (note the wine room is not temperature controlled).

Explore the perfect blend of elegance, functionality, and prime location at 3 Castleton Street—a true gem in Centrepointe.





INCLUSIONS & IMPROVEMENTS

INCLUSIONS:

- Refrigerator
- Stove
- Hood Fan
- Dishwasher
- Washer & Dryer
- Window Coverings where installed
- Desk and Desk Hutch in basement Den/Office
- Auto Garage Door Opener
- Hot Water Tank

HOME IMPROVEMENTS:

2022:

- Furnace
- Air Conditioner

2020:

- Ensuite Bath Renovation

2017:

- Front Windows, Front Door and Patio Door

2014:

- Hot Water Tank

2013:

- Back Windows

2011:

- Kitchen Renovation

2008:

- Skylight

2007:

- Roof

2002:

- Basement Renovation

2001-2008:

- Hardwood Floors & Stairs





Lot Size:
41.7 ft (FR) x 109.9 ft (D)

Property Taxes:
\$7,211.25 [2024]

Possession Date:
To be arranged

Heating:
Forced Air, Natural Gas

Cooling: Central Air

Parking: Oversized single car garage with inside entry; driveway parking for an additional 4 vehicles.

EXCLUSIONS:

- Basement Chest Freezer

Approximate Monthly Utility Costs:

Heat: \$109.91/mth;
Hydro: \$83.39/mth;
Water: \$84.24/mth.

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	
Main	Living Room	16'0" x 11'0"
Main	Dining Room	11'0" x 11'0"
Main	Kitchen	12'5" x 9'1"
Main	Eating Area	11'5" x 9'5"
Main	Family Room	14'8" x 10'10"
Main	Mudroom/Laundry	9'0" x 9'0"
Main	Powder Room	
Second	Primary Bedroom	14'6" x 11'5"
Second	Walk-in Closet	6'4" x 5'10"
Second	4 Piece Ensuite Bathroom	11'5" x 7'10"
Second	Bedroom 2	11'1" x 9'5"
Second	Bedroom 3	10'10" x 9'5"
Second	Bedroom 4	10'10" x 9'5"
Second	4 Piece Bathroom	7'9" x 5'8"
Basement	Recreation Room	21'10" x 17'1"
Basement	Den/Office	12'3" x 10'0"
Basement	3 Piece Bathroom	
Basement	Wine Storage Room	5'9" x 4'6"
Basement	Storage Room	11'4" x 5'0"
Basement	Storage Room	9'0" x 8'6"
Basement	Utility/Storage	

*Some Room Measurements +/- jogs.



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