

Welcome to

8 Scharf Lane



CHELL
TEAM



A rare find! This TRUE 5-bedroom home offers outstanding flexibility – perfect for large families or professionals working remotely. Easily tailored to your needs, the layout can also be configured as 4 bedrooms with a dedicated home office space or use one of the bedrooms as a den. Upon entry you'll be greeted by elegant French doors that open to a spacious living room featuring pot lights, built-in shelving, and a contemporary electric fireplace. The inviting dining area is accented by charming wainscoting and a beautiful bay window. Sun-filled kitchen offers extensive cabinetry, a generous eating area and an abundance of windows. Bonus main floor 3 season sunroom, with access to the backyard and garage. The second level boasts two good-sized bedrooms, a family room with garden door access to rear deck, and an updated 4pc bathroom. The third level features the primary bedroom with sitting area, full bathroom with soaker tub and separate shower, plus two additional bedrooms/flex rooms plenty of options for your individual needs! Finished basement offers an entertainment-sized rec room with gas fireplace, laundry and ample storage. Outdoors, enjoy the beautifully landscaped south-east facing back yard complete with many lovely perennials, deck, patio area and cedar gazebo. Great location in popular Glen Cairn, steps to schools, parks, the Trans Canada Trail, shopping and public transit plus easy access to the CTC and Tanger Outlets! Just move in and enjoy this wonderful home!





MAIN LEVEL	
Foyer	8'11" x 4'5"
Living Room	17'3" x 11'7"
Dining room	10'1" x 8'5"
Kitchen	14'4" x 13'9"
Sunroom	9'7" x 8'8"

SECOND LEVEL	
Family room	12'1" x 9'10"
Bedroom	12'6" x 7'5"
Bedroom	9'2" x 9'1"
Bathroom	4-piece

THIRD LEVEL	
Primary Bedroom	13'3" x 11'0"
Sitting Area	9'9" x 4'7"
Bedroom	11'5" x 8'5"
Bedroom	11'7" x 8'11"
Bathroom	4-piece

BASEMENT	
Recreation Room	18'4" x 11'10"
Laundry	8'3" x 4'8"

Bedrooms: 5
 Bathrooms: 2
 Neighbourhood: Glen Cairn
 Lot Size: 55 ft x 100 ft
 Year Built: 1979
 Possession: TBA
 Style: Detached, 2 Storey
 Exterior: Brick, Stone, Stucco, Siding
 Parking: 6
 Garage: Double Car attached
 Heating: Forced Air / Natural Gas
 Cooling: Central Air
 Taxes: \$4,449.31 / 2024

INCLUSIONS
 Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, All Existing Light Fixtures, Ceiling Fans, All Window Blinds, Curtain Rods, Auto Garage Door Opener + Remote, Storage Shed, Gazebo, Built in Shelving, Black IKEA shelving in room with French doors, Two large wardrobes in bedroom with 'cubby', Beech coloured IKEA shelving in the furnace room, Hot Water Tank







UPGRADES LIST

8 Scharf Lane

2025

- Freshly painted dining room, 2 bedrooms on first level split, 2 front bedrooms and hallway on top level

2024

- RegROUTED floor tile in main bathroom (on first split level)

2021

- Stove replaced

2019

- Laminate flooring in basement rec room

2018

- Toilets in both bathrooms
- Cedar gazebo
- Hood fan in kitchen - July
- Sink and faucet in kitchen - July
- Repainted kitchen cabinets
- Ceiling fans in primary bedroom, 2nd largest bedroom on top floor, and the bedroom in the back of the house with the French doors out to the mini deck
- Installed blue utility shed

2017

- Washer and dryer (steam) - November
- Hot water tank (owned) - late November
- Garage door opener (2017 approx)
- Landscaping - hosta bed in the back corner of the yard

2016

- Top level - new shower tiling, glass door - January
- New French doors and new mini deck - Early 2016
- Extensive landscaping (interlock in middle of yard); brick path along side of house - Spring

2015

- Furnace and humidifier- January (Brand new control board in February 2025)
- Part of roof re-shingled - October
- Removal of wood burning fireplace and installation of new gas fireplace (with proper insulation) in basement rec room - Fall.
- Living room - built in shelving and pot lights; electric fireplace with tiling - December
- First level split - new bathtub and tub tiling - December
- Installed exhaust fans in both bathrooms



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