

WELCOME TO
256 VIVANT STREET
Woodland Hills

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**FREEHOLD TOWNHOME
1,609 SQ FT PLUS UNFINISHED BASEMENT FOR EXTRA STORAGE**

Visit 256vivant.com for more details

Welcome to a place that instantly feels like home. This beautiful freehold 3-bedroom, 1,609 sq. ft. townhouse plus a bonus unfinished basement for extra storage space by Sundial Homes offers the perfect blend of comfort and convenience.

Step through the ground-level entry into a versatile open-concept family room/den — ideal for working from home or relaxing with family movie nights — with direct access to the garage and added storage space.

The second level is the heart of the home, where meals come together in a spacious kitchen featuring quartz countertops and backsplash, abundant cabinetry, a pantry, and a generous centre island that draws everyone in. The bright living and dining areas flow seamlessly to a covered balcony with elegant glass railings — perfect for morning coffee. Hardwood floors, 9-foot ceilings, and an airy modern design create a warm, inviting atmosphere. A third bedroom on this level, complete with a ceiling fan and mirrored double closet, offers flexibility for guests, family, or a creative space.

The third level is your private retreat. The primary bedroom is generously sized and filled with natural light, complemented by cozy broadloom, a walk-in closet, ceiling fan, TV mount and a 3 piece ensuite. A well-sized 2nd bedroom with a walk-in closet and ceiling fan, a 4-piece bathroom and convenient laundry area complete this thoughtfully designed floor.

With a long driveway accommodating two cars plus garage parking, there's room for everyone. Enjoy a short walk to Upper Canada Mall and the GO Bus Terminal, along with nearby schools, parks, and scenic trails. You're also minutes from Southlake Regional Health Centre and Highways 404 and 400, making every commute effortless.

This isn't just a townhouse — it's a place where memories are waiting to be made.



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Forget the condos fees and embrace luxury in this freehold townhome!

Ground Level

Foyer

- Main door with glass insert & sidelight
- Ceramic tiled flooring
- Mirrored double closet

Family Room/Den

- Hardwood flooring
- Pot lights
- Direct access to garage

Main Level

- 9 Feet ceilings
- Powder room

Living & Dining Rooms

- Open concept design
- Combined rooms
- Hardwood flooring
- Ceiling fans
- TV mount
- Walk-out to covered balcony with glass railing, wooden deck and built-in shelf
- Customized modern accent wall

Eat-in Kitchen

- Open concept design
- Ceramic tiled flooring
- 4 Appliances
- Centre island with breakfast area, pendant lighting, built-in dishwasher and undermount double sink with upgraded pull-out faucet
- Quartz countertops & backsplash
- Pot lights
- Under cabinet lighting
- Pantry
- Painted arch chalkboard wall

3rd Bedroom

- Hardwood flooring
- Mirrored double closet
- Large window
- TV mount

Upper Level

- Hardwood stairs
- Broadloom throughout
- Laundry area with double accordion doors & built-in shelf

Bedrooms & Bath

- Primary bedroom with large window, walk-in closet, ceiling fan, TV mount and 3 piece ensuite
- 2nd Bedroom with large window, walk-in closet and ceiling fan
- Spacious 4 piece bath with ceramic tiling and upgraded sink

Of Special Note

- Freehold townhouse
- Total finished area is 1,609 sq ft
- Plus bonus unfinished basement with sink for extra storage space

Exterior

- Private long driveway to fit 2 cars
- 1 Car garage with built-in shelving for added storage
- Covered porch

Inclusions

- Fridge, stove, built-in dishwasher, range hood, washer & dryer
- All existing electric light fixtures & window coverings
- Central air
- Garage door opener
- Hot water tank (rental)
- TV mounts in primary bedroom and main level bedroom
- Security cameras on balcony and front porch



Possession: June 9, 2026 (TBD)

Taxes: \$4,511.75 (2025)

Lot Size: 20.02 x 45.30 Feet

Thank you for your interest in this property. Please contact us if we can be of any assistance.

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This is not intended to solicit property currently listed for sale.