

## 19 GLENCAIRN AVENUE

Wow! An exceptional Lytton Park home that was completely renovated and rebuilt in 2016. Every detail has been perfectly designed and executed. Stunning eat in kitchen overlooks the main floor family room. Walkout to oversized, south facing garden - pool sized! Four generous bedrooms, and new bathrooms throughout. Spacious main floor mudroom with direct access from driveway. Finished lower level with walkout. Charming covered porch. Private drive. Steps to highly rated schools, great shops & restaurants and public transportation.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Recently renovated and rebuilt four bedroom family home in coveted Lytton Park
- Deep lot with excellent curb appeal on highly desirable street
- Over 3,000 square feet of above grade living space, 3,150 square feet in total
- Generous sized covered front porch
- Abundance of natural light
- Great layout and floor plan – ideal for family living and entertaining
- Steel railings throughout with tempered glass panels
- Custom designed eat-in kitchen overlooking the family room and private back garden
- High end stainless steel appliances
- Sun filled family room with gas fireplace and walkout to back garden
- Open concept kitchen, breakfast area and family room
- Conveniently located main floor mudroom with side door access
- Fantastic master retreat with walk-in closet and luxurious five piece ensuite
- Generous sized bedrooms, each with their own bathroom
- Private third floor bedroom
- Central vacuum system
- Gas line to barbecue
- Deep backyard with privacy
- Rare mature Japanese Blood Maple in back garden
- Private driveway, parking for three cars
- Excellent private and local school district: Havergal College, Toronto French School, John Ross Robertson Junior Public School, Glenview Senior Public School, Lawrence Park Collegiate Institute and Northern Secondary School
- Close proximity to North Toronto Memorial Community Centre, which includes indoor and outdoor pools, a fitness centre, weight room, gymnasium, multipurpose rooms, meeting space, a large lobby and a program area for older adults. As well as a large multi-use park used for community operated soccer and baseball organizations as well as the North Toronto Memorial Arena
- Steps to Lytton and Eglinton Park, Chatsworth Ravine, Duplex, Glenview and Snider Parkette
- A short walk to the TTC and the shops and restaurants of Yonge Street

ADDITIONAL INFORMATION:

Inclusions:	Panelled Sub-Zero French door fridge, stainless steel Wolf six burner gas cooktop, stainless steel Wolf microwave and convection oven, stainless steel Sirius hood range, stainless steel built-in Bosch dish-washer, Electrolux front load washer and dryer, all window coverings, all electrical light fixtures (except where excluded) broadloom where laid, central vacuum system and equipment, gas line to barbecue, alarm system and equipment (monitoring extra), central air conditioning system and equipment and gas burner and equipment.
Exclusions:	Light fixtures in breakfast area and dining room.
Rental Items:	Hot water tank.
Lot:	33.92 feet by 183 feet.
Driveway:	Private, parking for three cars.
Heating:	Forced air gas.
Cooling:	Central air conditioning.
Taxes:	\$13,836.70 (2017 annual).
Possession:	Flexible.

OFFERED FOR SALE AT \$2,875,000

MAIN FLOOR

Foyer

- Tile floor
- Pot lights

Living Room

- Engineered hardwood floor
- Pot lights
- Open to dining room
- Large windows overlooking the front porch and front garden

Dining Room

- Engineered hardwood floor
- Pot lights
- Abundance of natural light
- Open to living room
- Overlooks family room

Kitchen

- Eat-in designer kitchen with separate breakfast area
- Engineered hardwood floor
- Large center island with Caesarstone waterfall countertop and seating for three
- Double undermount stainless steel sink
- Custom cabinetry with valence lighting
- High end stainless steel appliances
- Contemporary backsplash
- Plenty of storage
- Pot lights
- Open concept
- Open to family room and breakfast area
- Overlooks private back garden

Breakfast Area

- Engineered hardwood floor
- Pot lights
- Open concept
- Open to kitchen and family room
- Wall to wall windows overlooking the oversized private back garden







### Family Room

- Engineered hardwood floor
- Gas fireplace
- Pot lights
- Open concept
- Open to kitchen and breakfast area
- Wall to wall windows with walkout to private back garden

### Powder Room

- Tile floor
- Custom built-in vanity
- Built-in mirror
- Pot lights

### Mudroom

- Engineered hardwood floor
- Custom millwork and storage area
- Pot lights

## SECOND FLOOR

### Master Retreat

- Engineered hardwood floor
- Walk-in closet with built-in organizers
- Pot lights
- Large bay window overlooking the private back garden

### Five Piece Master Ensuite

- Custom vanity with his and her sinks
- Large separate shower with glass enclosure and custom tile surround
- Freestanding soaker tub
- Pot lights
- Built-in mirror
- Skylight

### Second Bedroom

- Engineered hardwood floor
- Double closet with custom built-in organizers
- Pot lights
- Large window overlooking front garden

### Three Piece Ensuite

- Custom vanity with undermount sink
- Separate shower with glass enclosure and tile surround
- Built-in mirror
- Pot lights



### Third Bedroom

- Engineered hardwood floor
- Double closet with custom built-in organizers
- Pot lights

### Three Piece Ensuite

- Custom vanity with undermount sink
- Separate shower with glass enclosure and tile surround
- Built-in mirror
- Pot lights

### Den / Homework Area

- Engineered hardwood floor
- Open concept
- Pot lights

### Linen Closet

## THIRD FLOOR

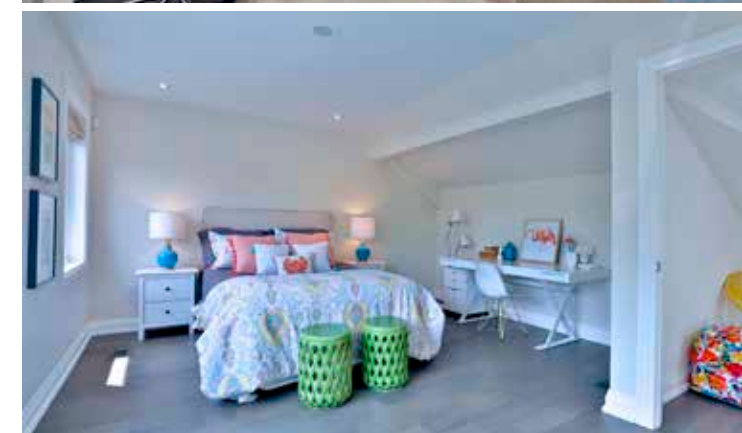
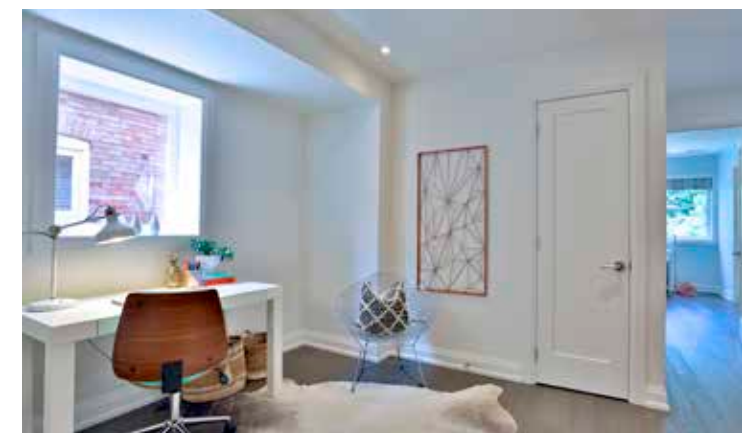
(Skylight)

### Fourth Bedroom

- Engineered hardwood floor
- Double closet with custom built-in organizer
- Pot lights
- Large window allowing for plenty of light

### Three Piece Ensuite

- Pocket door
- Custom vanity with undermounted sink
- Separate shower with glass enclosure and tile surround
- Built-in mirror
- Pot lights





## LOWER LEVEL

(Separate Side Entrance)

### Recreation Room

- Broadloom
- Pot lights
- Above grade window
- Walkout to the back garden

### Fifth Bedroom

- Broadloom
- Double closet

### Three Piece Bathroom

- Custom vanity with undermount sink
- Separate shower with glass enclosure and tile surround

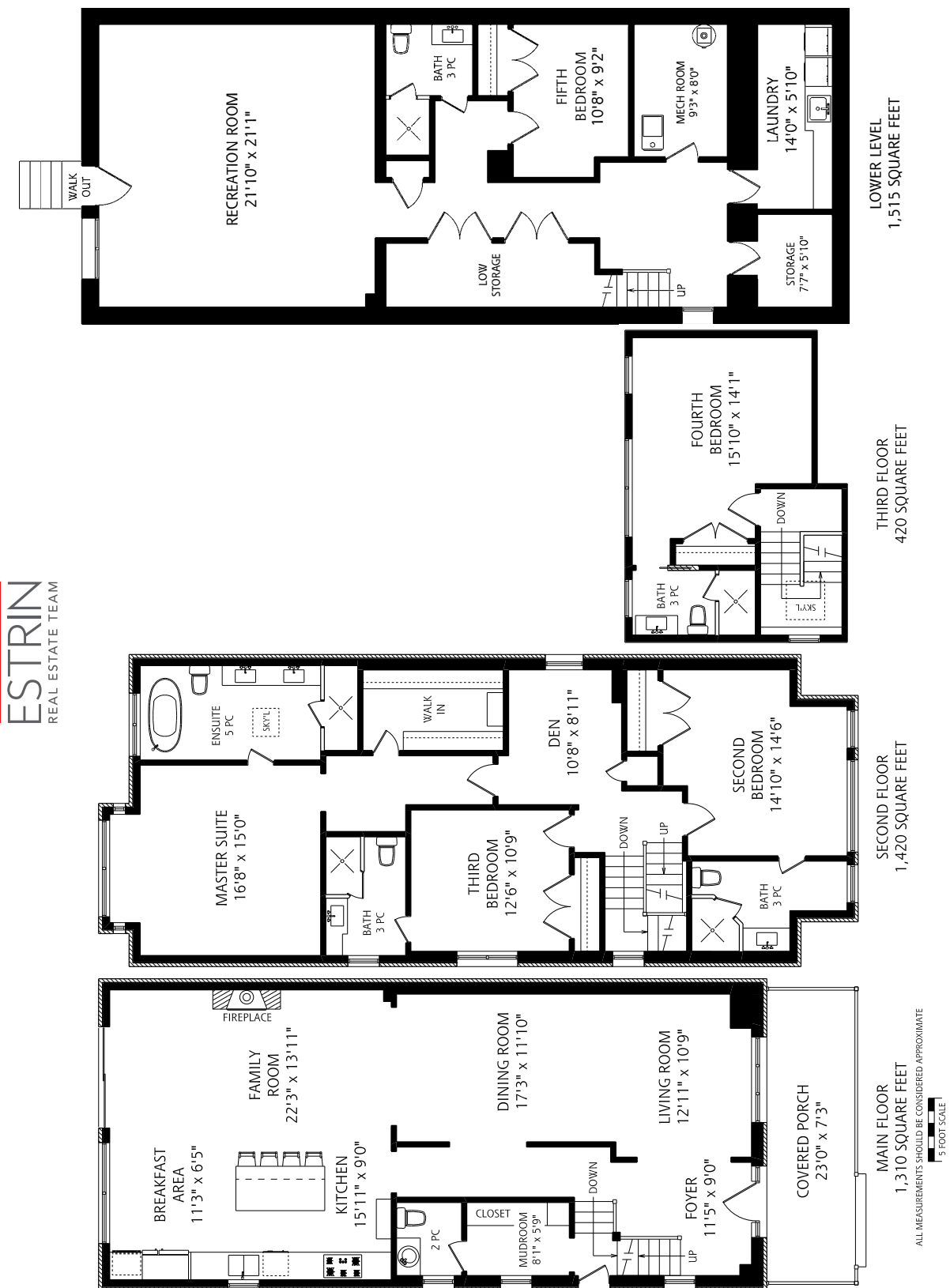
### Laundry Room

- Extended folding counter
- Built-in cabinetry
- Laundry sink
- Pot lights
- Front load washer and dryer

### Custom Storage Closets

### Storage Room

### Mechanical Room







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