



HEAPS ESTRIN

REAL ESTATE TEAM



335 Lytton Boulevard

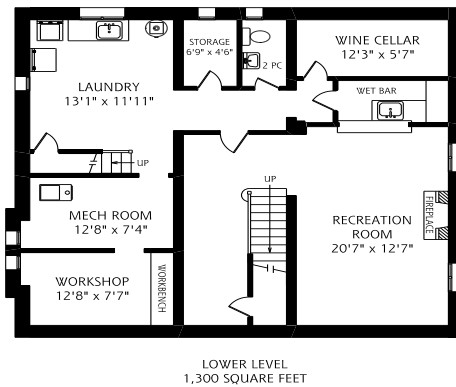
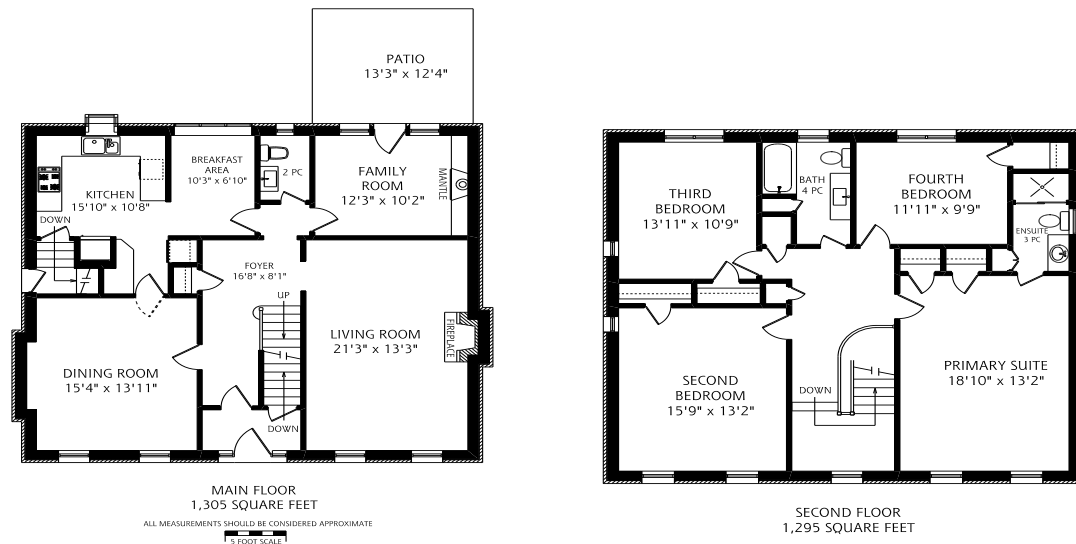


335 Lytton Boulevard

Welcome to 335 Lytton Boulevard, an elegant and stately Georgian home with incredible curb appeal and classic details in tact. Perfectly situated on a 50 foot x 133 foot south facing lot with private driveway, large detached garage and beautifully landscaped gardens. This four bedroom home features an inviting foyer, gracious living and dining rooms, updated kitchen, breakfast room, main floor powder room and a family room with a walk out to the gorgeous sun-filled backyard. The second floor offers a large primary suite with an ensuite bathroom, three additional generously-sized bedrooms and a full bathroom. The lower level houses the laundry room, recreation room, wine storage, work room, a two piece bathroom and an abundance of storage space. This home is a rare gem. Loved by the same family for over 30 years, it is ready for a new family to move in and enjoy or customize to suit. Coveted Allenby Junior Public School, Glenview Senior Public School and Lawrence Park Collegiate school district, walking distance to Havergal and an easy drive to Crescent School, UCC and BSS.



Features



- Stately Georgian home on prestigious Lytton Boulevard
- 50foot X 133foot south-facing lot
- Stunning curb appeal
- Inviting foyer
- Gracious principal rooms
- Elegant dining room and living room with fireplace
- Updated kitchen with separate breakfast room
- Updated main floor powder room
- Main floor family room with walkout to sun-filled patio and beautiful gardens
- Four bedrooms on second floor including a large primary suite with ensuite bathroom
- Large lower level with laundry, recreation room, bar and an abundance of storage
- Coveted Allenby Junior Public School, Glenview Senior Public School and Lawrence Park Collegiate Institute
- Walking distance to Havergal College and an easy drive to Crescent School, BSS and UCC

INCLUSIONS

Bosch Gas Cooktop, Bosch S/S Dishwasher, Panasonic Microwave (Built-In), KitchenAid Oven, S/S Refrigerator, Washer/Dryer All HVAC heating and cooling systems and related equipment, All Electric Light Fixtures (unless otherwise noted), all window treatments, Hot Water Heater (rental)

EXCLUSIONS

- Dining Room Chandelier

RENTAL ITEMS

- Hot Water Heater

Details

LOT SIZE

50 Feet x 133 Feet

TAXES

\$11,916.12

POSSESSION

60-120 Days or To Be Arranged

HEATING

Hot Water Gas

COOLING

Space Pak Air Conditioning System

DRIVEWAY

Private Driveway with Large Detached Garage



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We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.



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