



HEAPS ESTRIN

REAL ESTATE TEAM



107 Glenvale Boulevard



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Welcome to family friendly North Leaside, where 107 Glenvale Boulevard awaits with its charming red brick facade, blooming gardens and spectacularly deep south-facing backyard. This beautifully renovated, open concept, light-filled family home is completely turnkey; the perfect starter home, ready to welcome its new occupants effortlessly, having undergone a complete overhaul in recent years from the roof down to the finished and waterproofed lower level and everything in between.

As you approach the home, you will immediately feel a sense of serenity under the canopy of mature trees that surround the property. The classic brick facade gives the home character and as you enter the front door, you are greeted by a bright foyer with hardwood floors and a convenient coat closet. Step into the spacious living room featuring a large picture window overlooking the front garden, as well as modern pot lights and the continuation of hardwood flooring from the entry. The living room flows seamlessly into the open-concept dining room, perfect for Sunday dinners, highlighted by a central chandelier. A peninsula with high-end quartz countertops connects the dining room and kitchen, which functions as a hub for the whole family. Featuring the ideal mix of style and functionality, the kitchen showcases quartz, as well as modern wood block countertops, a pantry, high-end stainless steel appliances and a classic farmhouse sink, as well as two large windows with ample natural light and views overlooking the backyard.

The hardwood floors continue as you ascend the staircase to the second floor where you will find three well-appointed bedrooms, as well as a sparkling four-piece family bath. The bright bathroom, with freshly installed backsplash to the tub/shower combo, has plenty of storage in the convenient linen closet and medicine cabinet. Upon entering the primary bedroom, your eyes are immediately drawn to the grand bank of windows overlooking the lush treetops of the front yard. A king sized bed fits easily in the space which also features a large double closet, modern ceiling fan and crown moulding. Both the second and third bedrooms have excellent closet space and a lovely view of the back garden.

As you descend to the lower level of the home you will find a convenient side entrance, inviting endless possibilities for the separated space. With an abundance of storage, room to work at the built-in desk, an extra-large separate laundry room, and space to play in the bright recreation room with above-grade

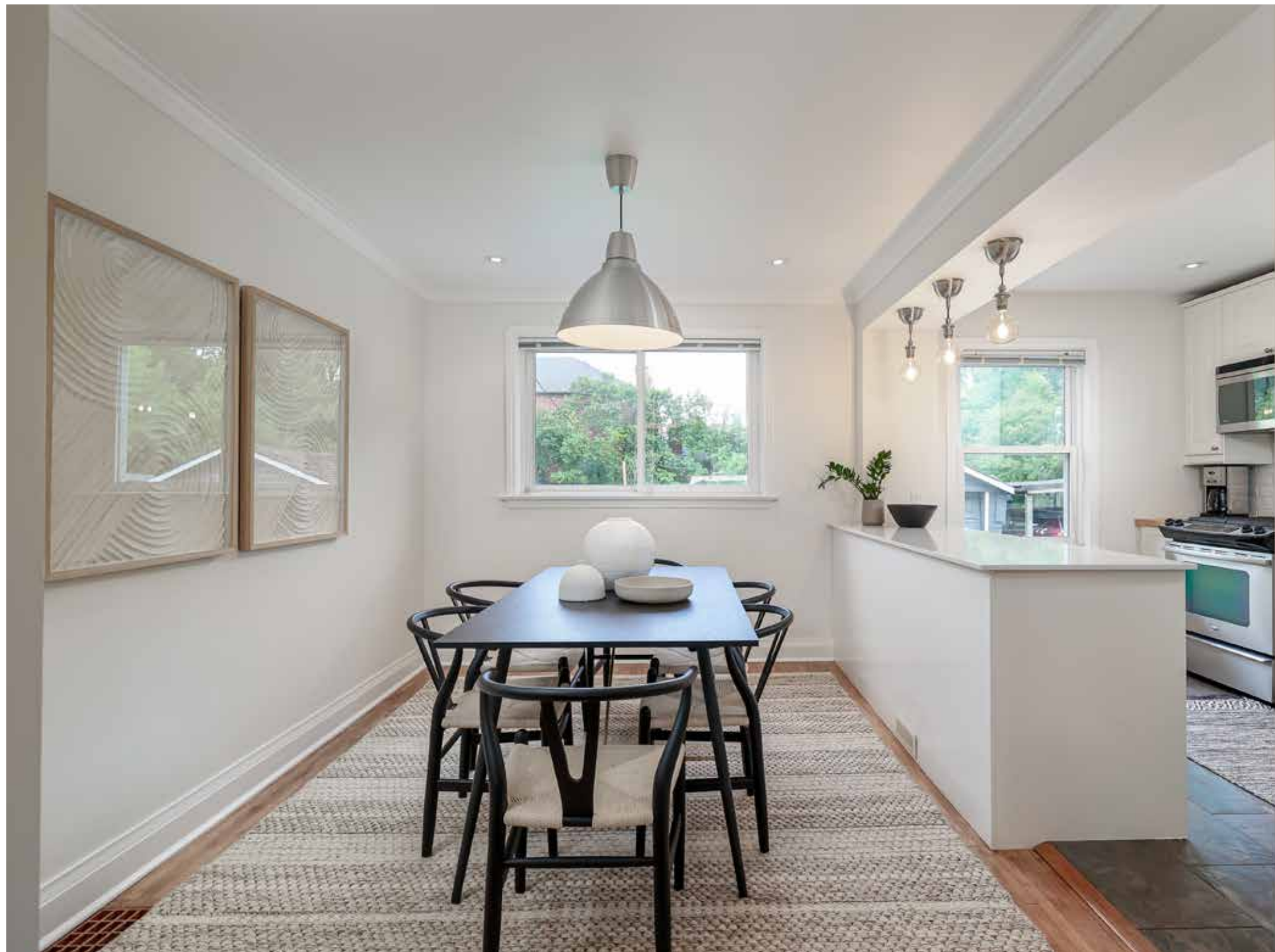
windows, there's space for the whole family and everyone's belongings. A modern high-end bathroom featuring a glass-enclosed walk-in shower and heated floors completes the lower level.

Step outside to enjoy the wide-open south facing backyard. With room to entertain, play, and relax, this blank canvas holds endless possibilities to create your dream backyard oasis.

The home sits on a deep lot with easy parking in the wide shared driveway, detached garage, and well-kept lawn in both the front and back yards, plus a vegetable garden in the rear. Imagine a life filled with convenience and comfort, being perfectly situated within walking distance of the area's best schools and green spaces, including highly ranked Northlea Elementary School and Serena Gundy Park just down the road. Situated close to excellent shopping, restaurants and transit, 107 Glenvale Boulevard is an ideal place for the entire family to call home.







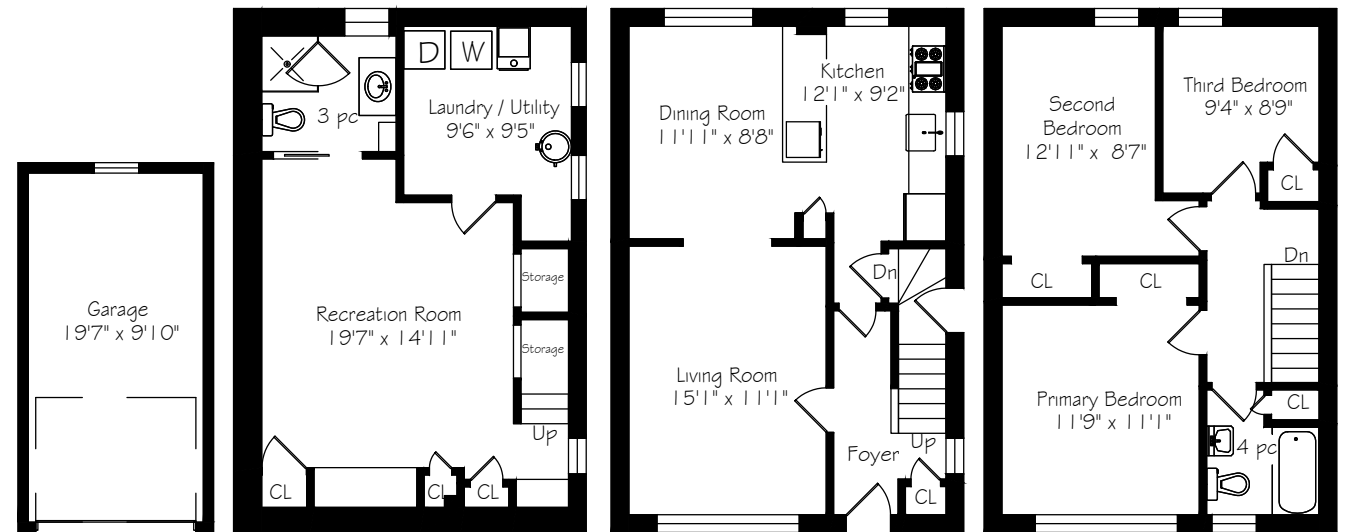












Garage
228 Square Feet

Lower Level
568 Square Feet

Main Floor
568 Square Feet

Second Floor
568 Square Feet



Details

LOT SIZE
25.08 feet x 125 feet

TAXES
\$6589.40 (2023)

POSSESSION
End of Summer 2023

HEATING
Gas-fired forced air furnace with humidifier

COOLING
Central air conditioning

DRIVEWAY
Wide mutual driveway leading to detached single car garage

Features

- Charming two-storey, semi-detached classic red brick home featuring a detached garage and two-car parking via the wide mutual driveway
- Sitting on a deep lot, the home is blanketed in a canopy of mature trees and features lovely gardens in the front and back yards, including a vegetable garden in the rear
- Renovated, move-in home, freshly painted throughout, with natural hardwood floors, new windows, updated appliances and comfort systems, as well as dimmable pot lights and custom crown mouldings
- Separate entry foyer, large and bright living room, as well as an open-concept dining and kitchen, provides space for the whole family on the first level
- The inviting living features an oversized window, which looks out to the front garden, making the bright space an ideal spot for entertaining or lounging with the entire family
- Situated at the back of the home, overlooking the lovely backyard, is the combined dining room and kitchen. Separated by a quartz-topped peninsula, the bright kitchen boasts many charming features including newer stainless steel appliances, faux-brick backsplash, plenty of cabinetry and an oversized farmhouse sink positioned nicely under a west-facing window
- The upper level consists of three bedrooms and a four-piece family bathroom with linen closet and medicine cabinet
- Flooded with natural light, the primary bedroom features a large bank of windows overlooking the lush treetops of the front yard, a large double closet and elegant crown moulding
- The primary bedroom has space for a king-sized bed and features a large ceiling fan, as well as blackout blinds
- The second and third bedrooms also have hardwood floors, ample closet space, blackout blinds and are bright with natural light from the south-facing windows
- The four piece family bath is well-appointed with stunning new subway tile backsplash, and wall-mounted towel rack and paper holder
- A convenient side entrance connects the main floor with the lower level, providing the possibility of a separated living space or potential income property below
- The space has been maximized and features everything to complete this ideal family home;

- including a large recreation room, built-in desk with storage on either side, plus a freshly renovated three-piece bathroom with walk-in shower and heated floors
- There is an abundance of storage space large in addition to a bright laundry room with newer front-loading washer and efficient gas dryer
- There is room to expand and extend the house if desired, given the ample lot size of 25 x 125 ft lot
- There is an approved Zoning Certificate with architect's plans for the extension are available; and would only require a building permit from the City to undertake
- The backyard holds limitless possibilities for playing, entertaining, and relaxing where you can create the outdoor space of your dreams
- Enjoy all of the amenities this family-friendly North Leaside property has to offer, within walking distance to grocery stores, shops, restaurants, excellent schools and transit
- An easy drive to access both the DVP and the 401 for destinations further afield

IMPROVEMENTS & COMFORT SYSTEMS

- Freshly painted throughout, including entry steps and detached garage (2023)
- Bathroom renovations both upper and lower baths (2023)
- New roof shingles, completed with attached neighbour (approx. 2020)
- Lower level refinished (2015)
- Complete gut renovation of the home undertaken in 2011, including:
 - Opening up the wall between the kitchen and the dining room and reinforcement of the beam
 - Replaced all the electrical wiring in the home (removed all knob and tube)
 - Installed a new kitchen and purchased all new appliances
 - Installed new heating and cooling systems with nest thermostat
 - Replaced all windows
 - Exterior waterproofing of all three exposed sides of the home, including under the stairs
 - Replaced the water main for improved flow
 - Installed sump pump

INCLUSIONS

- All light fixtures & window coverings (except where excluded)
- Whirlpool fridge/freezer
- Whirlpool 4-burner gas range and oven
- Panasonic microwave
- Miele dishwasher
- LG front load steam washer
- Whirlpool accudry gas dryer
- Furnace with humidifier
- Central air conditioning
- Updated electrical panel
- Nest thermostat
- Sump pump

EXCLUSIONS

- Second floor white eyelet curtains (rods included)

RENTALS

- Hot water tank



HEAPS ESTRIN

REAL ESTATE TEAM

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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