



FOR SALE

SEMI-DETACHED

MLS# C14031616

253 Glenview Avenue, Toronto, ON M4R 1R4

Lawrence Park South, Toronto · M4R 1R4

C\$ 2,249,000

4	4	2,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Nestled on one of the most kid friendly streets in Lytton Park, one of Toronto's most sought after neighbourhoods, this stylish renovated home is steps from John Ross Robertson & Havergal College. Drenched with light through gorgeous lead glass windows the main level features a powder room, a cozy living room with built-in shelving & fireplace, while the elegant dining room, with wainscotting & leaded glass windows, is perfect for dinner parties & family gatherings. The stunning gourmet kitchen with striking quartz counters, marble backsplash & custom cabinets is designed for everyday living & entertaining, with a long centre island, high end stainless steel Miele & Wolf appliances and a generous eating area with built-in desk. Tall glass doors lead to a very private, fully fenced, low maintenance courtyard with putting green, ideal for outdoor dining & relaxing. Upstairs, 2 spacious bedrooms with double closets & built-ins share a beautifully renovated 5-piece bathroom with heated flooring. The generous primary suite features a fireplace surrounded by built-ins, spacious walk-in closet & room for a king-size bed & sitting area. A luxurious 6-piece spa like ensuite boasts a tall vanity with his and hers sinks, a soaker tub & sleek shower with glass door. A wonderful retreat at the end of the day. A convenient side entrance leads to the lower level, with a comfortable recreation room featuring cushy broadloom, a 4th bedroom with double closet & a modern 3-piece bath with glass shower. This New York style semi with too many features to mention feels like a detached home & is ideal for a growing family or empty nesters. Spoil yourself with double car garage & parking for 6 cars. Enjoy the proximity to beautiful walking trails through the Chatsworth ravine & the wonderful shops, restaurants & amenities along Yonge Street & Avenue Road. The adjacent triplex offering a substantial income is currently for sale and can be purchased at the same time, MLS #C14031602

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Library
- ✓ Public Transit
- ✓ School

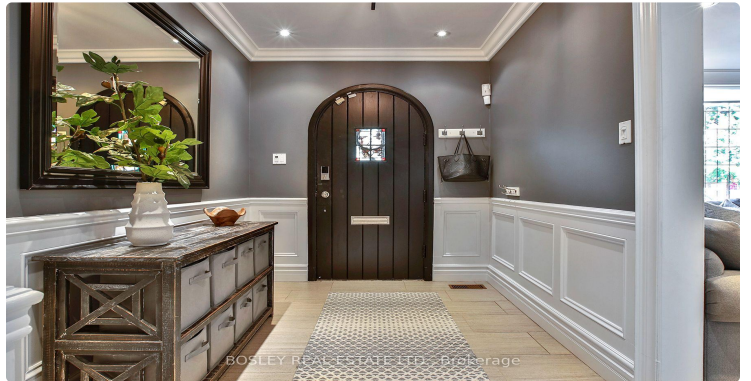
PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Separate Entrance, Finished
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	6 spaces
ANNUAL TAX	\$10,346
POSTAL CODE	M4R 1R4
NEIGHBOURHOOD	Lawrence Park South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Wainscoting, Electric Fireplace, B/I Shelves
Dining Room	Main	—	Wainscoting, Formal Rm, Leaded Glass
Kitchen	Main	—	Eat-in Kitchen, Centre Island, B/I Desk
Primary Bedroom	Second	—	6 Pc Ensuite, Walk-In Closet(s), Electric Fireplace
Bedroom 2	Second	—	Double Closet, B/I Closet, Broadloom
Bedroom 3	Second	—	Double Closet, B/I Closet, Broadloom
Bedroom 4	Lower	—	Broadloom, Double Closet
Recreation	Lower	—	Broadloom, Pot Lights
Utility Room	Lower	—	—
—	—	—	—

GALLERY





LISTING AGENT

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