

	71 Glenview Ave Toronto Ontario M4R1P7 Toronto C04 Lawrence Park South Toronto SPIS: N Taxes: \$10,818.66 / 2020	List: \$2,499,000 For: Sale DOM: 0
	Detached Front On: S Link: N Acre: 2 1/2 Storey	Rms: 10 Bedrooms: 5 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xBsmt
Lot: 35 x 120 Feet Irreg: Dir/Cross St: S Of Lawrence/W Of Yonge		

MLS#: C5199752 Contract Date: 4/19/2021 PIN#:
Possession Remarks: 60/Tba Possession Date: 6/16/2021

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick Drive: Private Gar/Gar Spcs: Detached / 1.0 Drive Park Spcs: 3 Tot Prk Spcs: 4.0 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Park, Public Transit, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Ag: Waterfront: Retirement: Oth Struct: Garden Shed
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	16.99	x 8.33	Hardwood Floor	Modern Kitchen	Breakfast Area
2	Living	Main	13.09	x 19.91	Hardwood Floor	Gas Fireplace	Large Window
3	Dining	Main	13.09	x 13.32	Hardwood Floor	Wood Trim	Window
4	Office	Main	8.23	x 6.82	Hardwood Floor	Separate Rm	Large Window
5	Master	2nd	15.06	x 12.76	Hardwood Floor	B/I Closet	Large Window
6	2nd Br	2nd	11.74	x 8.23	Hardwood Floor	Closet	Window
7	3rd Br	2nd	10.33	x 14.07	Hardwood Floor	Closet	Window
8	4th Br	2nd	11.41	x 10.17	Hardwood Floor	Closet	Window
9	5th Br	3rd	11.84	x 21.75	Broadloom	Closet	Window
10	Rec	Bsmt	12.82	x 22.01	Tile Floor	3 Pc Bath	B/I Shelves
11	Laundry	Bsmt	6.66	x 9.74	Tile Floor	Separate Rm	
12	Utility	Bsmt	12.40	x 17.22	Concrete Floor	Separate Rm	

Client Remks: Gorgeous On Glenview! This Stunning Home In The Highly Desirable Lytton Park Neighbourhood Has Everything You're Looking For - Tons Of Character, Designer Upgrades, & A Backyard That Dreams Are Made Of. The Expansive Chef's Kitchen Feat. A 6-Burner Gas Range, Double Wolf Convection Ovens, A Cozy Breakfast Nook, & A Chic Powder Room. Gorgeous Wood Trim Spans The Foyer, Dining And Living Rooms Where You'll Find A Gas Fireplace Begging You To Curl Up W/ A Book!

Extras: 5 Family-Sized Bedrooms Make This The Perfect Family Home & The Principal Bedroom Feat. Built-In Closets & A Walk-In. Outside Find A Gas Fire Pit, Stunning Covered Dining Area, & Plenty Of Room To Kick Back & Relax Or Entertain In Style!

Listing Contracted With: ROYAL LEPAGE CONNECT REALTY, BROKERAGE **Ph:** 416-588-8248