

241 GLENVIEW AVENUE, LYTTON PARK

MAIN FLOOR

(cornice mouldings and oak hardwood flooring throughout except in powder room)

Foyer		<ul style="list-style-type: none">• Solid oak front entrance door with side windows• Wainscoting• Halogen pot lights• Oak staircase, pickets and handrail• DSC digital alarm key pad
Great Room	15' x 11'1"	<ul style="list-style-type: none">• Leaded glass bay window• Halogen pot lights• Built-in speakers and volume controls• Custom window coverings
Dining Room	13'4" x 11'	<ul style="list-style-type: none">• Open concept to kitchen• Double door walk-out to granite terrace• Electric fireplace with pre-cast stone mantle and surround• Wainscoting• Halogen pot lights• Built-in speakers and rough-in for built-in sound system• Rough-in for LCD flat screen• AERMEC programmable thermostat• Custom window coverings
Kitchen	14'10" x 9'6"	<ul style="list-style-type: none">• Open concept with dining room• Custom "Nima" kitchen cabinets• Granite countertop with limestone tile backsplash• Breakfast bar• Cold water pot filler• Franke double stainless steel sink• Halogen pot lights• Large picture windows• Overlooks garden• Custom window coverings
Powder Room	2 piece	<ul style="list-style-type: none">• Vanity with marble counter and under mount sink• Halogen pot light and wall scone• Exhaust fan• Granite tile floor with in-floor heating



ANGELA MONTGOMERY & KELLY FULTON, Sales Representatives

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Johnston & Daniel Division, Brokerage

416-489-2121

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SECOND FLOOR

Ground Floor to Second Level Landing

- Oak hardwood floors and landings
- Oak stairs, pickets and handrail
- Leaded glass picture window
- Pot lights and wall scone
- Cornice moulding
- Wainscotting
- AERMEC programmable thermostat

Master Bedroom 12'3" x 12'

- Double door entry
- Large walk-in closet with custom organizers
- Cornice mouldings
- Large picture window
- Halogen pot lights
- Oak hardwood flooring
- Built-in speakers and volume controls
- DSC digital alarm control pad
- Rough-in for plasma/LCD television
- Custom window coverings

Master Bathroom 5 piece

- Double vanity with undermount basins
- Marble countertop
- Freestanding clawfoot tub
- Glass shower with marble tile floor
- Rain shower head with hand held shower faucet
- Marble tile flooring with in-floor heating
- Cornice moulding
- Marble wainscoting
- Halogen pot lights and vanity lighting
- Toto toilet
- Exhaust fan
- Large picture windows
- Custom window coverings

Bedroom #2 11'1" x 10'3"

- Large leaded glass picture window
- Cornice moulding
- Halogen pot lights
- Oak hardwood flooring
- Custom window coverings



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SECOND FLOOR (CONTINUED)

Powder Room	2 piece	<ul style="list-style-type: none">• Vanity and mirror• Large window• Exhaust fan• Custom linen closet• Marble tile flooring with in-floor heating
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THIRD FLOOR

Bedroom #3	17'x 8'3"	<ul style="list-style-type: none">• Leaded glass picture window• Closet with custom organizers• Oak hardwood flooring• Custom window coverings
Bedroom #4	11'8" x 8'1"	<ul style="list-style-type: none">• Picture window• Closet with custom organizers• Halogen pot lights• Oak hardwood flooring• Custom window coverings
Main Bathroom	3 piece	<ul style="list-style-type: none">• Vanity and mirror• Marble shower enclosure with glass door• Halogen pot light• Exhaust fan• Stone tile flooring with in-floor heating



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LOWER LEVEL

Ground Floor to Basement		<ul style="list-style-type: none">• Oak staircase, oak pickets and handrail• Window• Wall sconce
Recreation Room	20'6" x 13'11"	<ul style="list-style-type: none">• Electric fireplace on decorative stone wall• Halogen pot lights• Built-in speakers• Rough-in for Plasma/LCD television• Engineered hardwood flooring• Radiant floor heating
Bathroom	2 piece	<ul style="list-style-type: none">• Vanity and mirror• Toto toilet• Halogen pot light• Exhaust fan• Marble flooring with radiant heating
Laundry Room	9'1" x 8'1"	<ul style="list-style-type: none">• Laundry sink and cabinet• Sump pump• Limestone tile flooring with radiant heating
Storage Room	8'10" x 7'6"	<ul style="list-style-type: none">• Built-in wine rack• Custom sliding doors• Halogen pot lighting• Engineered hardwood with radiant heating
Utility Room	8'2" x 6'	<ul style="list-style-type: none">• 1" water service• Navien tankless hot water boiler• Aermec multi-zone heating and air condition system• BASF Walltite foam insulation• Circuit breakers (200AMP)



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INTERIOR EXTRAS

- 10' main floor ceiling height
- Built-in speakers and volume controls (where applicable)
- Rough-in for plasma/LCD television (where applicable)
- Central vacuum (no equipment)
- Genway doorphone
- Alarm system and motion detectors
- Dedicated cellular back-up unit for alarm system
- Cat 5 wiring

EXTERIOR EXTRAS

- Large granite patio in rear garden
- Granite pathway to custom shed
- Custom garden shed with cedar shake roof
- Stone planter
- French drain
- Gas line for barbeque
- Cedar shake roof on front portion
- Copper bay roof
- Interlocking walkway and driveway
- Wrought iron railings
- Soffit lighting

UPGRADES

- Large granite terrace* (completed 2010)
- Custom garden shed with cedar shake roof* (2011)
- Granite pathway in rear garden* (2011)
- Pergola entrance, fence and wooden storage benches in rear garden (Western red cedar)* (2010)
- French drain – to drain rear eaves and sump pump* (2010)
- Storage room on lower level (2011)
- Custom linen closet on second floor (2010)
- Custom organizers in bedroom closets (2010)
- Dedicated cellular back-up unit for alarm system (2010)
- Custom windows coverings (2010-2011)
- Freshly painted with contemporary colours (2014)

*Landscaping by Dusty Miller Landscaping

The information contained in this feature sheet has been obtained from sources deemed reliable and, while not guaranteed, is believed to be correct



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