

*Presenting*  
*119 Glenview Ave*





## *119 Glenview Ave*

Beautifully renovated 4-Bedroom, 2.5 storey home in coveted Lytton Park. Extensively updated in 2019 with a 2 storey addition, this home seamlessly blends modern comfort with timeless charm. Situated on an extra wide 37 ft lot with a private drive on a cul de-sac, this is the perfect family home.

Step inside to an inviting open-concept main floor, with both a formal living room and a main floor family room. The expansive & stylish kitchen boasts sleek designer finishes, including matching Cambria Quartz Counters & Backsplash, custom cabinetry from Muti, high end appliances incl. a True Fridge, Wolf Stove & Miele Dishwasher, ample storage with an actual Pantry and an oversized centre island, making it perfect for both casual family meals and elegant entertaining.

Upstairs, you'll find 3 spacious bedrooms each with closets and a renovated 4 pc bathroom. The primary suite is on the 3rd floor, set apart for true relaxation with a spa like 4 pc. Primary bathroom with heated floors and plenty of closet space.

The fully underpinned basement (8 ft Ceilings) offers incredible additional living space, complete with heated polished concrete floors for ultimate comfort and 2 additional bedrooms (or use one as a home office)

Enjoy the landscaped yard including a shed with a proper foundation, a private fenced backyard with a stone patio & deck plus a pretty stone feature wall in the front yard with gardens.

With updated mechanicals and a long list of premium upgrades incl Cat6 wiring, modern radiators, heated floors, this home is move-in ready and built for modern family living. Nestled in a community known for top-rated schools, parks, and vibrant local amenities, this home is the one you have been waiting for.



## *Property Highlights & Upgrades*

- 37 X 115 ft South Facing Lot on a Cul-de-Sac
- 4+2 Bedrooms, 3.5 Bathrooms
- Extensive Renovation & Addition Completed in 2019
- Main & Basement Level Addition 2019
- Underpinned Basement with 8' Ceiling Height & In Floor Radiant Heated Polished Concrete Floors with 4 Zone Heating System
- Upgraded Plumbing: New Sanitary Main Line, Replace Clay Pipe & New PVC Drain Line with 2 new Clean Outs,
- Ash Hardwood Floors Installed 2019
- Replaced all Radiators with Modern Radiators
- Updated Electrical - 200 amp Service
- Spacious Foyer with Heated Flooring, Bench & Front Hall Closet
- Bright Living Room with Large Windows, Pot Lights & a Wood Burning Fireplace (never used)
- Expansive Custom Kitchen by Muti Featuring Cambria Quartz Queen Anne Stone Counters & Backsplash, a Large Island with a Wine Fridge, Separate Pantry with Room for Appliance Storage & Coffee Station
- High-End Appliances Including a True Fridge, Wolf Stove/Oven & Miele Dishwasher
- Built-in Custom Desk and Storage on the Main Floor
- Main Floor Powder Room with a Pocket Door
- Custom Runners on all Staircases
- 3 Bedrooms on the 2nd Floor along with a Renovated Hall Bathroom
- Primary Bedroom on the 3rd Floor with a 4 pc Ensuite Bathroom with Heated Floors, 2 Sets of Closets & an Open Concept Walk-in Closet
- Ample Storage Throughout, Including Floor-to-Ceiling Built-In Cabinetry, Double Closets & Under-Stair Cabinets
- Combi Boiler & 5 Daikin Heat Pumps / Ductless AC Units with 2 Compressors
- CAT6 network through house with Ubiquiti Wireless and Ethernet Access Points on Every Floor
- Added 2 Additional Gas Lines for a Natural Gas BBQ & Gas Fireplace Rough-in
- Private Drive with a Tesla Charger
- Over \$150,000 in Landscaping including Shed with Proper Foundation, Regrading of the Yards, Private Fenced Backyard with a Stone Patio, Deck & Stone Wall in the Front Yard

Public & Catholic School Catchment Area: John Ross Robertson (PK - 6), Lawrence park (9 - 12), Glenview Senior (7 - 8), & Blessed Sacrament (PK -12),

Close Proximity to Some of Toronto's Top Private Schools Including: Havergal College, St. Clement's School, Toronto French School, Crestwood College & Crescent



# *Seller Highlights*

## What the Sellers Love About their Home

**Entertainer's Dream House-** We love hosting friends as our main floor is the perfect place to entertain large groups with all of the open concept space between the kitchen, family & dining rooms, which also flow into the more formal living room making it easy to host a great party.

**Functional Basement -** The basement is a great place to hang out. Underpinned with 8 ft ceilings, heated 4 zone polished concrete floors, there is plenty of room to relax and watch TV or use as a Rec room, and there are 2 additional bedrooms (or use one as a home office) plus a wall of storage closets.

**Functional Kitchen-** Our kitchen is a dream to cook in. It has incredible storage, beautiful finishes and an oversized fridge which we love. The pantry is great to tuck away the coffee machine, microwave and other small appliances and provided that extra space we needed.

**3 Levels-** We loved having our principal bedroom on the top floor so that we could have separation from our kids- it felt like a retreat with its own bathroom and the incredible amount of closet space was a bonus.

**Location-** We love being on a quiet cul de sac with very little traffic. Our kids can walk to school and we can walk to the subway, the shops on Yonge and all of the amazing outdoor space we get to enjoy,



# *Lytton Park Lifestyle*

## What the Sellers Love about their Neighbourhood

**Extensive Green Space & Access to Parks-** Just take a few steps outside your door and gain access to the ravine system which will take you through to Sherwood Park and weaves its way through Lawrence Park. It is perfect for taking the dog for a walk. Enjoy the John Ross Robertson School's green space on the weekends and numerous nearby parks including Alexander Muir, Lytton Sunken Gardens & Blythwood Ravine Park

**Incredible Community-** Friendly street and neighbours, incredible street parties in the summer throughout Lytton Park. Everyone supports the local school and the LRPAO.

**Outdoor Activities-** Get outside and enjoy the North Toronto Tennis Club and Lawn Bowling Club, outdoor skating & hockey on the city rink at Otter Creek & tobogganing on the hills at Glenview

**The Schools!-** Having our kids walk to John Ross Robertson (JRR) has been so convenient. We are close to some of the best private & public schools in the city and your kids don't have to cross a major street to access John Ross, Glenview, Lawrence Park CI or Havergal. Just a few minutes drive to Toronto French School (TFS), Crescent & Crestwood.



















































## ROOM BY ROOM FEATURES

### Main Floor (8'4" Ceiling Height Approx)

- Pot Lights & Crown Moulding Throughout
- Windows & Doors with Classical Wood Trim
- 9'5" Baseboards & Ash Hardwood Floors

### Foyer & Hallway

- Built-in Entry Closet with Hooks, Mirrored Doors, & Wooden Bench
- Deep Front Hall Closet & Leaded Window
- Heated Stone Tile Flooring

### Living Room

- Bay Window Overlooking Front Yard
- Wood Burning Fireplace with Marble Stone Surround, Wood Mantel & Wall to Wall Built-in Shelving

### Dining & Family Room

- Floor to Ceiling Built-in Custom Muti Desk with Glass Display Cabinets & Pot Lighting, Wood Shelving, Quartz Countertop & Soft Close Cabinets & Drawers
- Leaded Windows
- Walk-out to a Deck & the Backyard

### Eat-in Kitchen

- Large Window Overlooking the Backyard
- 3 Suspended Light Fixtures Over the Centre Island
- Muti Soft Close Cabinetry with Undermounted Pot Lights, Cambria Quartz (Queen Anne Matte) Countertops & Matching Backsplash, Undermounted Franke Granite Sink with Matte Black Franke Faucet & Insinkerator
- Stainless Steel Appliances: Wolf 6 Burner 36" Gas Stove & Oven, Broan Range Hood, Built-in Porter & Charles Steamer Oven, 48" Luxe TRUE Fridge/Freezer & Miele Dishwasher
- Centre Island with Matching Quartz Countertops, Marathon Bar Fridge, Bar Seating & Soft Close Cabinetry

### Pantry Room

- Custom Floor to Ceiling Soft Close Muti Cabinetry & Drawers with Matching Cambria Quartz Countertops
- Window

### Powder Room

- Pocket Door Entry & Suspended Light Fixture
- Mirror Tile Feature Wall & Penny Round Tile Walls
- Wall Mounted Single Sink with Matte Black Faucet
- Veneto Bath Toilet & Stone Tile Floor

### Staircase

- Wood Staircase with Herringbone Carpet Runner, Wood Pickets, & Leaded Windows

### Second Floor (8'2" Ceiling Height Approx)

- Pot Lights, Ceiling Fans & Crown Moulding Throughout
- Each Bedroom with it's own Ductless AC Unit
- Hallway Linen Closet
- 9" Baseboards & Ash Hardwood Floors

### Second Bedroom

- Large Windows Overlooking the Front Yard
- Wall Mounted Shelving
- Closet with Mirror Door & Custom Shelving

### Third Bedroom

- Large Window Overlooking Backyard
- Closet with Mirror Door & Custom Shelving

### Fourth Bedroom

- Large Window Overlooking the Backyard
- Closet with Mirror Door & Custom Shelving

## ROOM BY ROOM FEATURES

### 4 Piece Hallway Bathroom

- Shower & Tub with Pot Light, Glass Divider, UPC Showerhead & Handheld Attachment, Full Height Hexagon Marble Tile Surround with Shower Niche
- Floating Vanity with Integrated Sink, Grohe Faucet & Soft Close Drawers
- Toto Toilet & Matching Marble Tile Floor

### Third Floor Primary Bedroom Retreat (10'3" Ceiling Height Approx)

- Vaulted Ceiling, Pot Lights & Wall Sconces
- 2 Deep Double Closets with Custom Shelving on Each Side of the Room
- Custom Built-in Soft Close Cabinetry, Drawers & Shelves for Additional Walk in Open Concept Closet Space
- Built-in Electrical Wiring For TV/Entertainment Set-up
- 7" Baseboards & Ash Hardwood Floors

### 4 Piece Ensuite Bathroom

- Window Overlooking the Backyard
- Custom Glass Enclosed Shower, Wall Mounted Cabano Rain Shower Head & Thermostatic Valves with UPC Handheld Attachment, Full Height Tile Surround & Hexagon Shower Floor Tile
- UPC Stand Alone Tub with Floor Mounted UPC Faucet & Handheld Attachment
- Single Floating Vanity with Integrated Sink with Zucchetti Faucet & Soft Close Cabinetry, Full Height Tile Surround Backsplash & Mirror
- Floating Cabinetry & Wall Niche for Storage
- Toto Toilet
- Heated Stone Tile Floor

### Lower Level (8'1" Ceiling Height Approx)

- Above Grade Windows & Pot Lights Throughout
- 4" Baseboards & Heated Polished Concrete Flooring with 4 Zones

### Recreation Room

- 2 Built-in Ceiling Speakers
- 2 Sets of Double Closets with Custom Shelving & Hooks

### Fifth Bedroom

- Custom Floor to Ceiling Murphy Bed with Pot Lights, Shelves & Soft Close Cabinetry
- Double Closet with Custom Shelving & Drawers

### Sixth Bedroom

- Double Closet with Custom Shelving & Drawers

### 3 Piece Hallway Bathroom

- Glass Enclosed Shower with Ceiling Mounted Shower Head & Grohe Handheld Attachment, Glass Square Full Height Tile Surround & Stone Tile Shower Flooring
- Single Floating Vanity with Integrated Sink with Grohe Faucet & Soft Close Drawer
- Veneto Bath Toilet & Stone Tile Floor

### Laundry Room

- Custom Soft Close Cabinetry, Shelves, & Rods on Both Sides of the Room
- Top Loading LG Washer & Front Loading LG Dryer

### Exterior

- Private, Fenced & Professionally Landscaped Backyard
- Wooden Deck with Space for a Seating Area
- Flag Stone Patio & Grass Area

**INCLUSIONS:** Wolf 6 Burner Stove and Oven, Stainless Steel Porter and Charles Built-in Convection Steam Oven, Broan hood vent Stainless Steel Miele Dishwasher (2024) True Stainless Fridge/Freezer, Marathon Wine Fridge. Ecobee Thermostat for Main, 2nd and 3rd floors, 5 Daikin Heat Pumps/Ductless AC Units with 2 AC Compressors, Combi Boiler, Garden Shed, All Electric Light Fixtures, All Rods & All Window Coverings (Except Where Excluded), Washer & Dryer, Electric Car Charger, Basement Murphy Bed & All Built-ins.

**EXCLUSIONS:** All Artwork, All Drapes & Decorative Mirrors, BBQ



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