

Living Room



Kitchen



**62
Glengarry Avenue**

Dining Room



Family Room



Living Room



Recreation Room



Main Bathroom



Bedroom 3



Bedroom 2



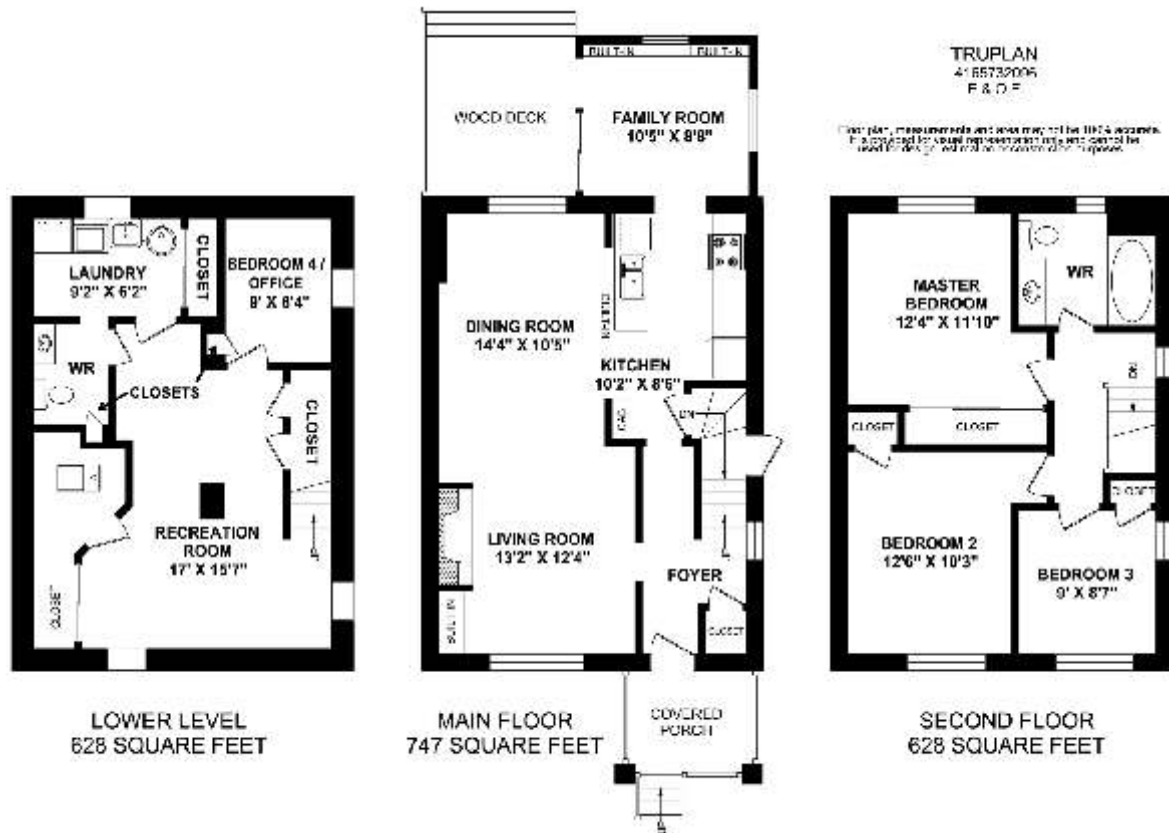
Master Bedroom



Presented By Nick Boothby and Christine DeMerchant

62 Glengarry Avenue

2003 sq.ft. Total area, 1375 sq.ft. Above ground



Special features of this Special Home !

Exterior Features :

1. Glengarry is not a through street between Avenue and Yonge. Less traffic versus other streets.
2. It's a great family street – lots of young families. Just 5 minutes walk to Yonge/Lawrence subway!
3. It's in the catchment area of 3 fine schools John Wanless/Glenview/Lawrence Park Schools!
4. Brick exterior is attractive and durable. Legal front parking pad in 2006. New front porch in 2007.
5. Big interlocking brick back Patio in 2006. Fully-fenced back garden in 2006. It's very sunny there!
5. New side door in 2007. New landscaping in 2008. New shutters in 2008. Exterior painting in 2008.
6. Extra-large Shed. It has masses of built-in shelving. It has electric power. Ideal as a workshop.

Interior General Features:

1. House re-wired in 2004 to remove all Knob & Tube. Service is 200 Amp/120 volt. Breaker switches.
2. Basement was flood-proofed in 2007. Sump pump installed (in floor of Laundry closet) in 2007.
3. New Living/Dining Rm windows in 2007. Honeywell Security system in 2007. (\$45 monthly monitoring.)
4. Ducts cleaned in 2004. Chimney of wood-burning Fireplace last swept in 2005 (little used since then).

Utility Expenses:

1. With three boys aged 5, 4 & 1, this family is notoriously bad about leaving lights/TV etc. switched on !
2. Hydro bills Sep 2007 to Sep 2008 were \$3425.56 (or \$285 monthly). A smarter family could reduce that !
3. Gas bills Oct 2007 to Oct 2008 were \$896.55 (or \$75 monthly). Water Jan to Dec 2008 was \$45 monthly.

Main Floor Interior Features:

1. **Living Room** has 2 casement windows that open each side of fixed centre pane. California shutters stay.
2. Brick wood-burning Fireplace with side wood storage shelf. Plaster ceiling. Hardwood floor.
3. **Dining Room** has 2 wide casement windows overlooking the back garden. California shutters stay.
4. Lighted glass shelves with 6 glass-paned doors. Book shelf at end. Plaster ceiling (Chandelier **excluded**).
5. **Lobby** has stained-glass window, gum wood trim, ceramic tile floor. Extra-deep organized closet.
6. **Kitchen** completely re-modeled by current owners. "Peninsula" has raised back counter (ceramic back-splash). Double (big & smaller) sink has **Grohe** faucet/shower head. East ceramic back-splash & over-counter lights. Masses of storage! 4 + 8 upper cabinet doors (2 glass-paned). 4 lower doors + 12 drawers (2 are wide/deep). High **Pantry** cabinet with cupboard above. 7 pot lights (5 big / 2 small). Hardwood floor. Open plan !
7. **Kitchen Appliances**. a) Maytag Plus FRIDGE. b) Maytag STOVE (special extra-wide oven). c) Kenmore Elite DISHWASHER (st. steel interior). D) Allure RANGE HOOD.
8. **Family Room** is super-bright with W. glass doors and N. & E windows. Custom-made drapes & blinds stay. Built-in shelves & electric base-board heat on N wall. Hardwood floor. (Wall-mounted TV is **excluded**.)

Second Floor Interior Features:

1. All 3 bedrooms have two slide-up double-glazed windows, with blinds to stay. The bathroom has only one.
2. **Master Bedroom** is big enough for King-size bed ! 4 sliding mirror doors hide wall-to-wall organized closet.
3. Big **S-W** and smaller **S-E Bedrooms** both have organized closets. (Chandelier in S-W Bedroom **excluded**.)
4. **Bathroom** has full-size bath with shower. Vanity has 4 doors & 2 drawers. Big medicine cabinet.
5. **Landing** is bright and wide. Note the stained-glass window, (Child-proof gate at top of stairs **excluded**.)

Basement Features:

1. **Recreation Room** has big West sliding-door organized closet & 2 East hinged closets (sliding doors above).
2. Two security-locked sliding windows. 8 pot lights. Berber carpet. (Wall-mounted TV & shelves **excluded**.)
3. **Bedroom / Office** has similar window. Small closet is behind door. Sliding doors conceal Electric panel.
4. **Powder Room** can be expanded to become a 3 or 4-piece Bathroom. (Verbal quotes for \$5000 to \$6000.)
5. **Laundry** has Maytag industrial WASHER & DRYER & moulded sink. Double organized closet .
6. **Utility Room** has gas Lennox Elite FURNACE & General Power HUMIDIFIER. Hot water tank is rented

More photos and link to Virtual Tour at: <http://www.inthebeach.com>

Royal LePage Homeward

Brokerage, Independently owned and operated

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