

# 327 Glencairn Avenue

## MAIN LEVEL

Living Room	7.52 x 4.93m	24'8" x 16'2"	<ul style="list-style-type: none"> <li>➤ 10' Ceilings</li> <li>➤ Hardwood Floors Heated Over Garage</li> <li>➤ 18<sup>th</sup> Century Wood Burning Fireplace</li> <li>➤ Pot Lights</li> <li>➤ Draperies</li> </ul>
Dining Room	5.11 x 3.96m	16'9" x 13'0"	<ul style="list-style-type: none"> <li>➤ Separate Formal Room</li> <li>➤ Hardwood Floors</li> <li>➤ Draperies</li> </ul>
Kitchen	4.62 x 4.22m	15'2" x 13'10"	<ul style="list-style-type: none"> <li>➤ Hardwood Floors</li> <li>➤ White Cabinetry</li> <li>➤ Eat-In Kitchen</li> <li>➤ Centre Island</li> <li>➤ Breakfast Bar</li> <li>➤ Granite Counters</li> <li>➤ Pot Lights</li> <li>➤ Pantry &amp; Serving Area</li> </ul>
Breakfast Area	5.00 x 3.05m	16'5" x 10'0"	<ul style="list-style-type: none"> <li>➤ Hardwood Floors</li> <li>➤ Heated Floors</li> <li>➤ Combined with Kitchen</li> <li>➤ Walk Out to Deck and Garden</li> </ul>
Family Room	6.93 x 5.05	22'9" x 16'7"	<ul style="list-style-type: none"> <li>➤ Sunken Room</li> <li>➤ 12' Ceilings</li> <li>➤ Hardwood Floors</li> <li>➤ Built-In Wall Unit</li> <li>➤ Wood Burning Fireplace</li> <li>➤ Pot Lights</li> <li>➤ Track Lights</li> <li>➤ Skylights</li> <li>➤ Walk-Out to Deck and Garden</li> </ul>
Office/Study	4.67 x 3.40m	15'4" x 11'2"	<ul style="list-style-type: none"> <li>➤ Hardwood Floors</li> <li>➤ Panelling</li> <li>➤ Bookshelves</li> <li>➤ Gas Fireplace</li> <li>➤ French Doors</li> </ul>
Powder Room			<ul style="list-style-type: none"> <li>➤ 2-Piece</li> </ul>

## SECOND LEVEL

			➤ 9' Ceilings
Master Bedroom	7.67 x 4.19	25'2" x 13'9"	➤ Broadloom ➤ Draperies ➤ Pot Lights ➤ Walk-In Closet Plus Second Closet
Master Ensuite			➤ 6-Piece Ensuite ➤ Heated Floors ➤ Skylight
2 <sup>nd</sup> Bedroom	6.02 x 4.93m	19'9" x 16'2"	➤ Broadloom ➤ Draperies ➤ Walk-In Closet ➤ View of Pool
2 <sup>nd</sup> Bedroom Ensuite			➤ 4-Piece Ensuite ➤ Skylight
3 <sup>rd</sup> Bedroom	4.95 x 4.45m	16'3" x 14'7"	➤ Broadloom ➤ California Shutters ➤ Two Double Closets
4 <sup>th</sup> Bedroom	4.75 x 4.06m	15'7" x 13'4"	➤ Broadloom ➤ California Shutters ➤ Two Double Closets
Washroom			➤ 5-Piece Washroom

## LOWER LEVEL

Rec Room	7.32 x 4.83m	24'0" x 15'10"	➤ Broadloom ➤ Pot Lights ➤ Built-In Wall Unit ➤ Walk-Out to Yard and Garden ➤ Direct Access to Double Garage
Bedroom	4.88 x 3.91m	16'0" x 12'10"	➤ Broadloom ➤ Closet
Washroom			➤ 4-Piece
Laundry	3.10 x 2.34	10'2" x 7'8"	➤ Built-In Appliances ➤ Sink

## **ADDITIONAL HIGHLIGHTS**

### **Includes:**

- SubZero Refrigerator
- 2 Jenn-Air Stoves (One Electric, One Gas)
- 2 Jenn-Air Ovens
- Jenn-Air Compactor
- Kenmore Microwave
- Miele Dishwasher
- Maytag Dishwasher in Pantry
- Garburator
- Maytag Washer and Dryer
- Basement Refrigerator
- Closet Organizers
- Pool Table Plus Equipment
- TV on Wall in Basement Bedroom
- Direct Gas Line to BBQ
- Dining Room Marble Side Table
- All Window Coverings
- Electric Light Fixtures
- Broadloom Where Laid
- Garage Door Opener
- Central Vacuum Plus Equipment
- Maco Alarm System (Monitoring Extra)
- Front and Back Sprinklers
- Outdoor Lighting
- Air Conditioner
- B/In Speakers in LR, DR, MBR, Exterior Deck
- Bang & Olufsen Sound System
- Hot Water Tank (Rental)
- Bonavista Inground Pool

### **Exclusions:**

- Mirrors in Dining Room, Living Room and Powder Room

### **Improvements:**

- Roof (Approx. 3 Years)
- Furnace (Approx. 2 years)
- Air Conditioning (Approx. 2 Years)
- Skylights Replaced (Approx. 3 Years)
- Sliding Doors in Kitchen, Family Room and Basement (Approx. 2015)
- Chimney Repair (Approx. 2016)

### **Legal Description:**

- Plan M87, Lot 35, Lot Size 50' x 216'

### **Garage:**

- Attached Double Garage

### **Drive:**

- Private Drive with 4 Parking

### **Taxes:**

- \$16,194.89 Per Annum (2016)

### **Possession:**

- 90-120 Days/To Be Arranged

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.

## 327 Glencairn Avenue

### John Ross Robertson Junior Public School

Grades JK–06  
130 Glengrove Ave W.  
Toronto, ON, M4R 1P2

### Glenview Senior Public School

Grades 07–08  
401 Rosewell Ave.  
Toronto, ON, M4R2B5  
(416) 393-9390

### Lawrence Park Collegiate Institute

Grades 09–12  
125 Chatsworth Dr.  
Toronto, ON, M4R1S1  
(416) 393-9500

### Northern Secondary School

Grades 09–12  
851 Mount Pleasant Rd.  
Toronto, ON, M4P2L5  
(416) 393-0270