

## 75 Lytton Blvd.

### John Ross Robertson Junior Public School

(Grades JK–06)  
130 Glengrove Ave W.  
Toronto, ON, M4R1P2  
(416) 393-9400

### 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

### North Toronto Collegiate Institute

(Grades 09–12)  
17 Broadway Ave.  
Toronto, ON, M4P1T7  
(416) 393-9180

### Northern Secondary School

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

# 75 Lytton Blvd.

## Main Level

### Foyer

- Tiled Floors
- Leaded Glass Windows
- Closet

### Living Room

7.62 X 4.26m 25' x 14'

- Hardwood Floors
- Wood Burning Fireplace
- Leaded Glass Windows
- French Doors

### Dining Room

5.18 X 4.26m 17' x 14'

- Separate Formal Dining Room
- Hardwood Floors
- Wainscotting
- French Doors with Leaded Glass

### Kitchen

5.48 X 4.26m 18' x 14'

- Custom Kitchen (2001)
- Brazilian Cherrywood Floors
- Tile Backsplash
- Pot Lights
- Breakfast Area
- Laundry Off Kitchen

### Breakfast Room

4.26 x 3.96m 14' x 13'

- Combined with Kitchen
- Brazilian Cherrywood Floors
- Pot Lights
- California Shutters
- Walk Out to Yard and Deck

### Sun/Music Room

4.26 x 2.74m 14' x 9'

- Hardwood Floors
- French Doors

### Powder Room

- 2-Pc Powder Room

## **Second Level**

### **Second Level Landing**

- Broadloom
- Closet

**Master Bedroom      4.87 x 4.26m      16' x 14'**

- Broadloom
- Ceiling Fan
- Roman Blind
- Sitting Room
- Ensuite

**Master Bedroom  
Sitting Room      4.57 x 2.74m      15' x 9'**

- Closets
- California Shutters

### **Master Ensuite**

- 5-Piece Ensuite (2001)
- Deep Tub
- Stall Shower
- California Shutters

**Bedroom 2      4.26 x 3.04m      14' x 10'**

- Broadloom
- Ceiling Fan
- Roman Blind
- Closet

**Bedroom 3  
(Den)      4.26 x 3.96m      14' x 13'**

- Broadloom
- California Shutters

### **Washroom**

- 4-Piece
- California Shutters

### Third Level

#### Third Level Landing

- Broadloom
- Closet

Bedroom 4                      3.81 x 3.65m      12'6" x 12'

- Broadloom
- Ceiling Fan
- Roman Blind
- Closet

Bedroom 5                      3.81 x 3.65m      12'6" x 12'

- Broadloom
- Ceiling Fan
- Roman Blind
- Closet

#### Washroom

- 4-Piece Washroom
- Roman Blind

### Lower Level

- Finished Basement
- Partial In-Floor Heating
- Pantry, Furnace and Electrical Rooms

Recreation Room              7.01 x 3.96m      23' x 13'

- Broadloom
- Pot Lights

Bedroom                        6.09 x 3.65m      20' x 12'

- Broadloom
- Heated Floor
- Pot Lights
- Closet

Office/Bedroom                3.96 x 3.96m      13' x 13'

- Broadloom
- Cedar Closet

#### Washroom

- 4-Piece
- Heated Floor

#### Wine Cellar

- Racks for 200 Bottles

## **ADDITIONAL HIGHLIGHTS**

### **Inclusions:**

- Kitchen Aid Refrigerator
- 4-Burner Gas Stovetop Range
- G.E. Profile Oven
- G.E. Microwave Oven
- Kenmore Dishwasher
- Garburator
- AEG Stack Washer and Dryer (Off Kitchen)
- Freezer and Refrigerator in Basement
- Broadloom Where Laid
- Window Coverings
- Electric Light Fixtures
- Chubb Alarm System (Monitoring Extra)
- Front and Rear Sprinklers
- Built-In Central Air Conditioning
- Built-In Humidifier
- Circuit Breakers
- Desk in Basement Office
- Hot Water Tank Gas, Owned
- Storage Cupboards in Garage

### **Improvements:**

- See Attached List Provided by Former Owners

### **Legal Description:**

- Plan 1532, Lot 85
- Lot Size 50' x 132.5'

### **Taxes:**

- \$14,798.27 Per Annum (2015)

### **Parking:**

- Detached 2-Car Garage
- Private Drive with 4 Parking

### **Possession:**

- 30 Days /To Be Arranged

## **MAJOR RENOVATIONS AND IMPROVEMENTS**

### **PROVIDED BY FORMER OWNERS**

#### **September 2001: Major Renovation**

- Finished Basement with Partial In-Floor Heating
- Extended and Renovated Kitchen
- Added Ground Floor Bathroom
- Renovated Master Bedroom and Ensuite
- New Plumbing Throughout
- Electrical Wiring Throughout
- Alarm System
- Central Air Conditioning
- Replaced Furnace (Gas)
- Replaced Water Heater (Gas)
- Installed Central Humidifier

#### **September 2002: Landscaping**

- Deck and Patio in Rear of House
- Landscaping in Front and Rear of House
- Sprinkler System Front and Rear of House
- Outdoor Lighting in Rear Garden

#### **June 2003: Roof**

- Replaced

#### **May 2005: Driveway**

- Re-Paved

#### **May 2007: Windows**

- Installed Pella Windows Throughout House  
Except Basement and Kitchen Already Done in 2001

#### **June 2011: Roof**

- Replaced Flat Roof Over Kitchen Renovation

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.