

Welcome To

33 Grenview Blvd. N.

Main Level

Foyer		<ul style="list-style-type: none">• Closet• Wood Trim and Baseboards• Handsome Staircase Leads to Upper and Lower Levels• Stained Glass Window
Living Room	19' x 13' 5.79 x 3.96m	<ul style="list-style-type: none">• Wood-Burning Fireplace with Wooden Mantle• Bay Window Overlooking the Front Yard• Hardwood Floors• Crown Mouldings and Wood Baseboards• Pot Lights
Kitchen	13' x 12' 3.96 x 3.66m	<ul style="list-style-type: none">• Renovated• Large Breakfast Bar with Stone Counter-Top• Integrated Appliances• Hardwood Floors• Pot Lights• Crown Mouldings• Window Overlooking the Backyard• Combined with Dining Area/Sitting Area
Dining Room/ Sitting Area	12' x 9' 3.66 x 2.74m	<ul style="list-style-type: none">• Open Concept with Custom Breakfront• Hardwood Floors• Pot Lights• Twin Windows• Crown Mouldings and Baseboards
Family Room	17'5" x 12' 5.33 x 3.66m	<ul style="list-style-type: none">• Gas Fireplace with Stone Hearth• Hardwood Floors• Pot Lights• Crown Mouldings and Baseboards• Wall of Windows• Skylight• Walk-Out to Backyard
Bathroom		<ul style="list-style-type: none">• 3-Piece with Separate Enclosed Shower

Second Level - Large Landing with Built-in Drawers and Closet

Primary Bedroom	18' x 11' 5.48 x 3.35m	<ul style="list-style-type: none"> • Walk-In Closet • Hardwood Floors • Baseboards • Three Windows Overlooking the Front Yard
Second Bedroom	10' x 9' 3.05 x 2.74 m	<ul style="list-style-type: none"> • Closet • Hardwood Floors • Baseboards
Third Bedroom	11' x 10' 3.35 x 3.05m	<ul style="list-style-type: none"> • Double Closet • Hardwood Floors • Baseboards
Bathroom		<ul style="list-style-type: none"> • 4-Piece • Renovated with Heated Floors

Lower Level – Side Door Entry

Recreation Room	19' x 13' 5.79 x 3.96m	<ul style="list-style-type: none"> • Wainscoting • Pot Lights • Built-In Desk and Cupboards • Broadloom
Bathroom		<ul style="list-style-type: none"> • 3-Piece • Renovated with Separate Enclosed Shower
Laundry Room		<ul style="list-style-type: none"> • Laundry Sink

Additional Information

Inclusions	<ul style="list-style-type: none"> • Kitchenaid Stainless Steel Refrigerator • Kitchenaid Stainless Steel Gas 6-Burner Stove • Panasonic Microwave • Bosch Dishwasher • Exhaust • Whirlpool Washer
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Inclusions Cont'd	<ul style="list-style-type: none">• Kenmore Dryer• Marvel Wine Refrigerator• Window Coverings• Electric Light Fixtures• Broadloom Where Laid• Samsung TV in Family Room and associated bracket• LG TV in Rec Room and associated bracket• Keeprite Wall A/C unit• Fujitsu Wall A/C Unit• Built-In Speakers
Exclusions	<ul style="list-style-type: none">• Fireplace Screen and Associated Fireplace Equipment
Rentals	<ul style="list-style-type: none">• Hot Water Tank• ADT Alarm Monitoring – Can be assumed
Lot Size	<ul style="list-style-type: none">• 30 x 125 feet
Legal Description	<ul style="list-style-type: none">• Pt Lt 179, Pl 1685 , As In Tb553205; Etobicoke
Property Taxes	<ul style="list-style-type: none">• \$8,450.31 per annum (2021)
Heating/Cooling	<ul style="list-style-type: none">• Hot Water Gas Heating• 2 Air Conditioning Wall Units
Parking	<ul style="list-style-type: none">• Private Drive with Detached Single Car Garage
Possession	<ul style="list-style-type: none">• February 28, 2022 or 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 n