



Welcome To

317 Glenayr Road

Main Level - approx. 1519 sq.ft.

Foyer	4'9" x 4'7" 1.45 x 1.40 m	<ul style="list-style-type: none">◦ Door with Leaded Glass Inlay◦ Double Closet◦ Tile Floors◦ Wainscotting◦ Handsome Staircase to Upper Level
Powder Room		<ul style="list-style-type: none">◦ 2-Piece◦ Tile Walls and Floors
Living Room	23' x 13'6" 7.01 x 4.11 m	<ul style="list-style-type: none">◦ French Doors◦ Wood-Burning Fireplace (Closed)◦ Pot Lights◦ Hardwood Floors◦ Built-In Shelves◦ Picture Window with Leaded Glass◦ Overlooks the Front Yard
Dining Room	15'9" x 11'3" 4.80 x 3.43 m	<ul style="list-style-type: none">◦ Separate◦ Wainscotting◦ Hardwood Floors◦ Picture Windows with Leaded Glass◦ Overlooks the Front Yard
Kitchen	16' x 10'10" 4.88 x 3.30 m	<ul style="list-style-type: none">◦ Integrated Stainless Steel Appliances◦ Pot Lights◦ Hardwood Floors◦ Overlooks the Family Room

Family Room	24'4" x 10'10" 7.42 x 3.30 m	<ul style="list-style-type: none"> ◦ Wood-Burning Fireplace with Brick Surround ◦ Step Down ◦ Hardwood Floors ◦ French Door Walk-Out Patio and Pool
Laundry Room	10'1" x 6'7" 3.07 x 2.01 m	<ul style="list-style-type: none"> ◦ Side by Side Washer & Dryer ◦ Sink ◦ Built-In Shelves and Cabinetry

Walk-In Closet

Second Level - approx. 1425 sq.ft.

Primary Bedroom	15'10" x 13'6" 4.83 x 4.11 m	<ul style="list-style-type: none"> ◦ Walk-In Closet ◦ Pot Lights ◦ Hardwood Floors ◦ Overlooks the Front Yard
Primary Ensuite		<ul style="list-style-type: none"> ◦ 4-Piece ◦ Skylight
2 nd Bedroom	14'10" x 11'3" 4.52 x 3.43 m	<ul style="list-style-type: none"> ◦ Mirrored Closet ◦ Hardwood Floors ◦ Pot Lights ◦ Overlooks the Front Yard
3 rd Bedroom	12'4" x 11'3" 3.76 x 3.43 m	<ul style="list-style-type: none"> ◦ Built-In Bookshelves & Desk ◦ Broadloom ◦ Pot Lights
4 th Bedroom	11'9" x 10'1" 3.58 x 3.07 m	<ul style="list-style-type: none"> ◦ Closet ◦ Hardwood Floors ◦ Pot Lights
Ensuite Washroom		<ul style="list-style-type: none"> ◦ 3-Piece
Linen Closet with Shelves		

5 th Bedroom	13'3" x 10'4" 4.04 x 3.15 m	<ul style="list-style-type: none"> ◦ Closet ◦ Bookshelves ◦ Broadloom ◦ Pot Lights
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Main Washroom		◦ 4-Piece
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Lower Level - approx. 899 sq.ft.

Recreation Room	21'10" x 12'5" 6.64 x 3.78 m	<ul style="list-style-type: none"> ◦ Wood-Burning Fireplace ◦ Wall Unit ◦ Broadloom ◦ Pot Lights ◦ Cedar Closet
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Furnace Room	11'3" x 9'9" 3.43 x 2.97 m	
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Storage	6'1" x 5'9" 1.85 x 1.75 m	
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Storage	11'3" x 7'6" 3.43 x 2.29 m	
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Washroom		<ul style="list-style-type: none"> ◦ 3-Piece ◦ Sauna
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Additional Information

Inclusions	<ul style="list-style-type: none"> ◦ Subzero Refrigerator ◦ Thermador Gas Cook-Top ◦ 2 Porter+Charles Ovens ◦ Panasonic Microwave ◦ Miele Dishwasher ◦ Faber Exhaust ◦ Garburator ◦ Maytag Washer & Dryer ◦ Window Coverings ◦ Electric Light Fixtures
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	<ul style="list-style-type: none">◦ Broadloom Where Laid◦ Central Vacuum System & Related Attachments◦ Panasonic TV in Family Rm with Brackets◦ Front & Rear Sprinklers◦ 2 Hot Water Tanks (Owned)◦ Amana Refrigerator in Lower Level◦ Existing Pool Equipment & Attachments.
Exclusions	<ul style="list-style-type: none">◦ Dining Room Fixture◦ All Decorative Mirrors◦ Sony TV on 2nd Floor Den & Brackets
Legal Description	<ul style="list-style-type: none">◦ PLAN 1621 LOT 41 PT LOT 40◦ Copy of Survey (1975)
Lot Size	<ul style="list-style-type: none">◦ 50 x 137 feet
Drive	<ul style="list-style-type: none">◦ Private Drive
Property Taxes	<ul style="list-style-type: none">◦ \$18,769 per annum (2024)
Heating/Cooling	<ul style="list-style-type: none">◦ Hot Water Gas◦ Central Air Conditioning
Inground Pool	<ul style="list-style-type: none">◦ Metro Pool◦ Kidney Shaped◦ Concrete with Stone Surround◦ Gas Heated
Possession	<ul style="list-style-type: none">◦ 120 Days/TBA



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 that we believe are reliable, but for which we assume no responsibility.