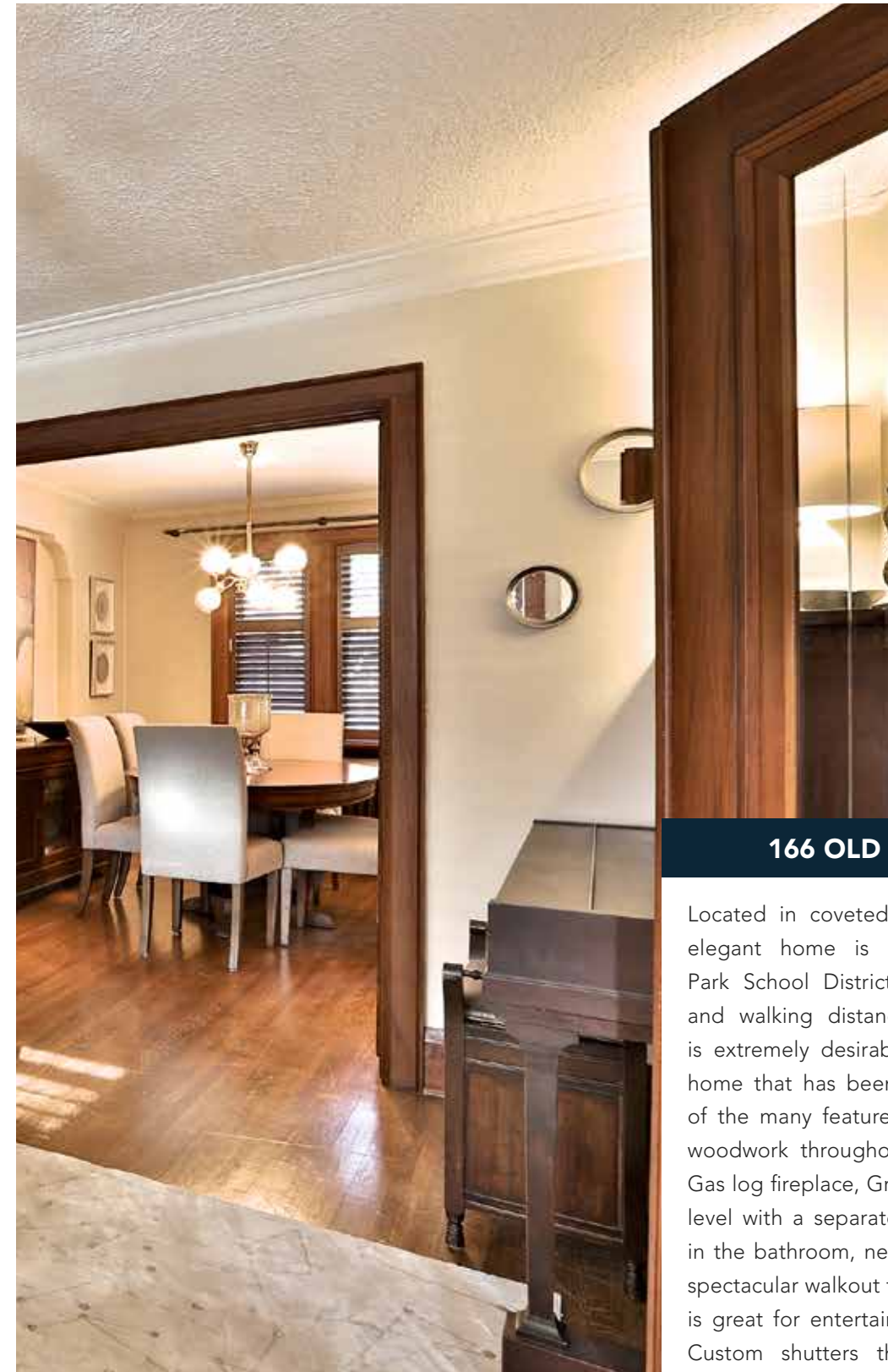


# 166 OLD ORCHARD GROVE







### 166 OLD ORCHARD GROVE

Located in coveted and prime North Toronto, this elegant home is in the John Wanless/Lawrence Park School District. With easy access to the 401 and walking distance to Yonge Street, this home is extremely desirable. It is a picture perfect family home that has been updated and renovated. Some of the many features of this home include beautiful woodwork throughout, French doors, Leaded glass, Gas log fireplace, Granite counter tops, finished lower level with a separate entrance, heated marble floors in the bathroom, new furnace and newer windows. A spectacular walkout to a large 2-tier wooden deck that is great for entertaining and has a private backyard. Custom shutters throughout the home allow an abundance of natural sunlight, but also give an option for privacy in the home.



## ENTRANCE

- Stripped Hardwood Floors
- Solid Oak Staircase leading to the 2nd floor
- Stain glass window leading to the 2nd floor
- Carpet runner
- Front door with leaded stain glass
- Front hall closet
- Air conditioning





## LIVING ROOM

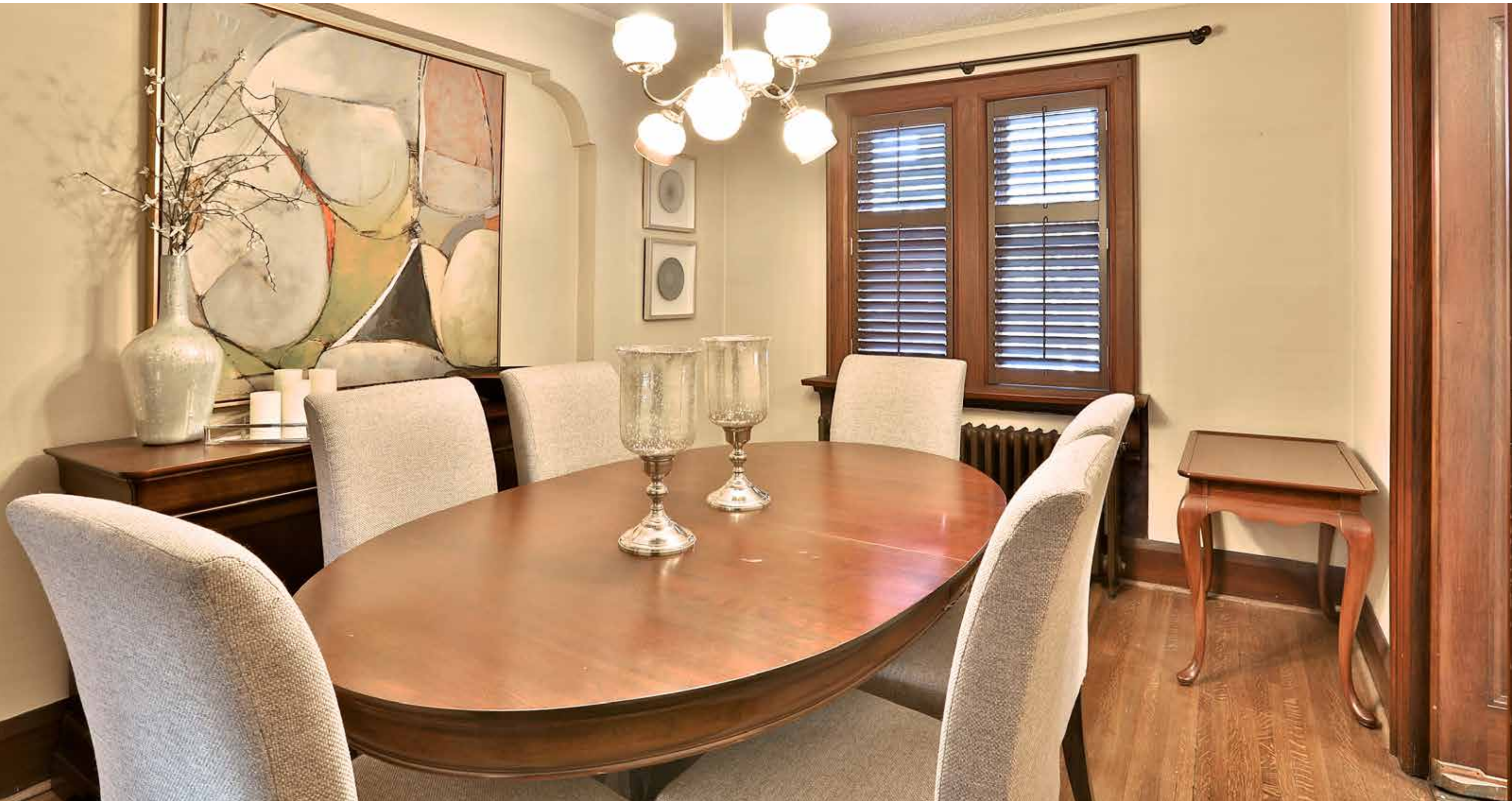
- Double French door entrance with etched glass
- Gas log Fireplace with remote
- Matching leaded windows surrounding the fireplace
- Wooden mantel with 2 adjoining bookcases
- Moulding all around
- Updated windows
- California Shutters
- Abundance of natural light
- Stripped Hardwood Floors

## DINING ROOM

- Stripped Hardwood Floors
- Double French Door entrance with etched glass
- Baseboards
- Two updated windows
- California shutters
- Recessed niche for buffet









## KITCHEN

- Swinging door
- Granite counter tops
- Double stainless steel sink
- Walk out to deck
- Updated side window
- Lots of natural light
- Double door pantry
- Uppers with glass accents
- Under mount lighting
- Ceramic backsplash
- Breakfast bar
- Panasonic Microwave
- Kitchen Aid oven
- Asko Dishwasher
- Fisher and Paykel Fridge
- Lightening in the cabinets





## MASTER BEDROOM

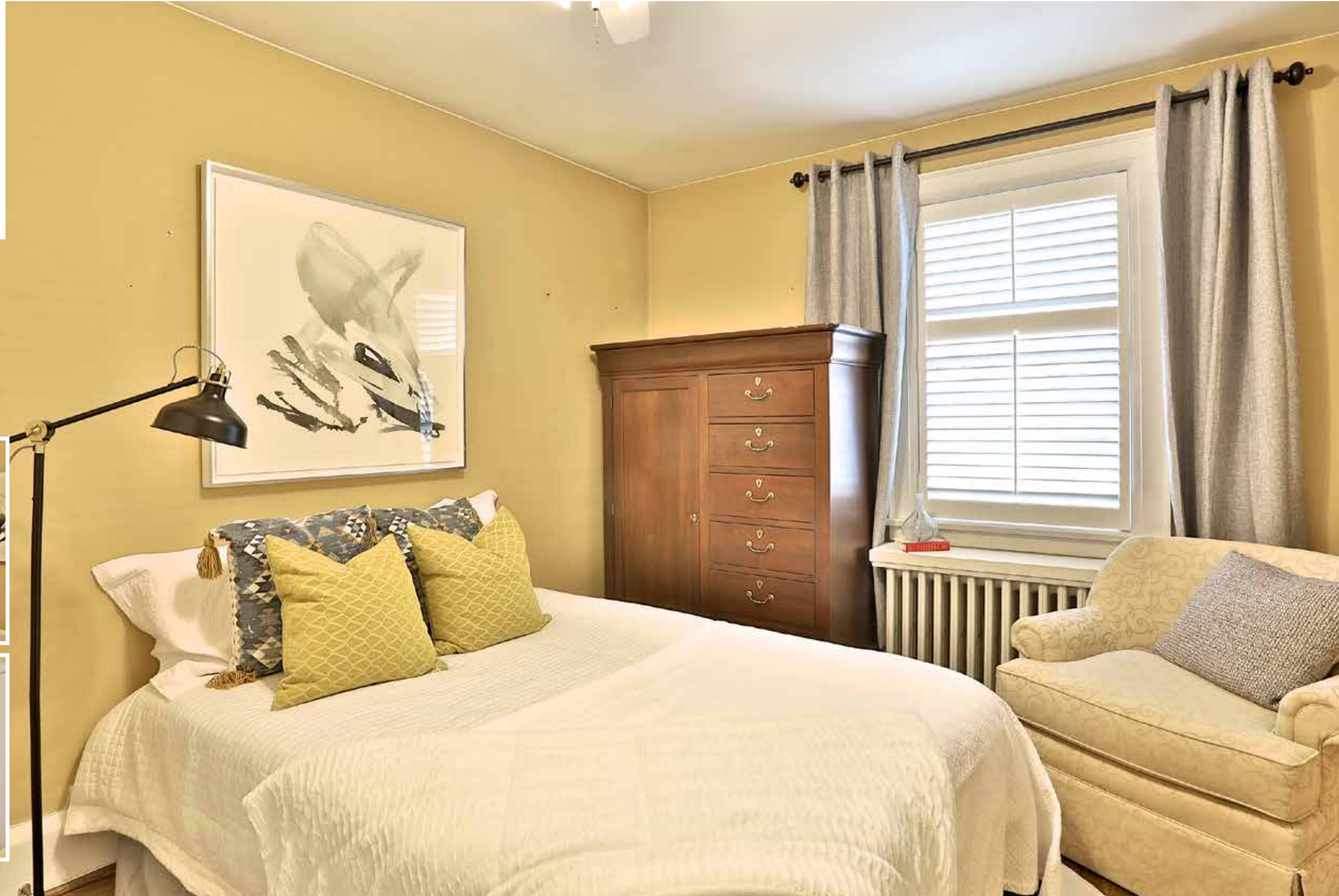
- Stripped hardwood floors
- Updated Windows
- Lots of natural sunlight
- Privacy Shutters
- Ceiling fan
- Double closet
- Double hung
- Accommodates a king size bed with side table at each end
- Curtain rod
- Shoe holder mounted to the closet door
- Sidewall mounted mirror (behind door)
- 1-row book holder mounted to bedside tableside





## BEDROOM 1

- Stripped Hardwood floors
- Double closet
- Privacy Shutters
- Updated windows
- Ceiling fan
- Holder for shoes mounted to the closet door
- Curtain Rod





## BEDROOM 2

- Stripped Hardwood floors
- Single closet
- Privacy Shutters
- Ceiling fan
- Holder for shoes mounted to the closet door
- 2-row book holder
- Curtain Rod





## UPSTAIRS BATHROOM

- 4 piece
- Rain Shower Head
- Glass enclosed shower/tub
- Privacy Shutters
- Updated Window
- Oversized petal sink with antique hardware
- Abundance of natural sunlight
- Medicine cabinet
- Heated marble floors
- Large linen closet





## BASEMENT

- New 2018 Jan Boiler system heating the house water and radiators
- Beam vacuuming with accessories
- New carpet
- New carpet runner
- Separate side entrance
- Pot lights
- Additional heating system
- Closets for storage
- Kitchenette with freezer
- Laundry with motion light
- Washer & Dryer
- Large Sink with faucet
- Bedroom with additional heater/thermostat
- 3 piece Bathroom with ceramic floors, window, fan vent
- Updated wiring
- Large storage space underneath stairs



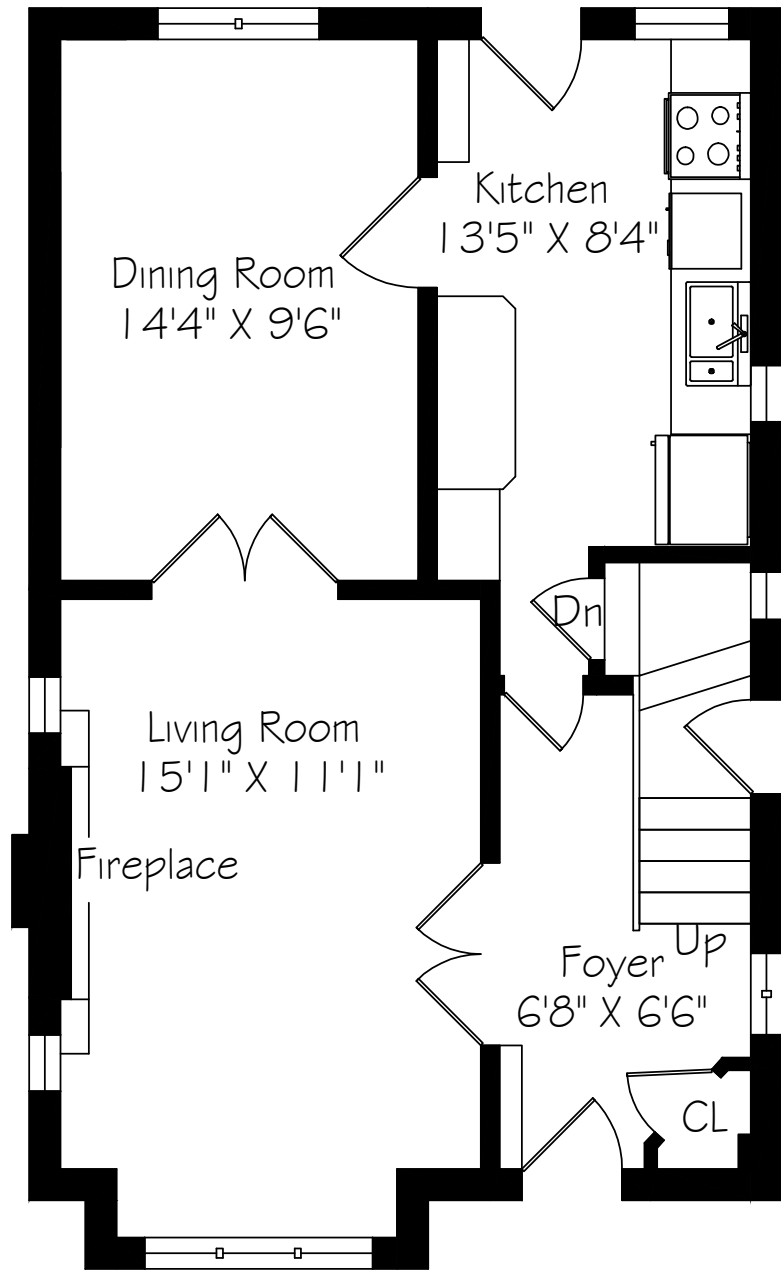


## BACKYARD

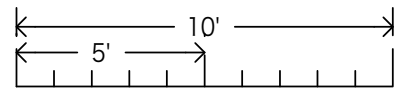
- Oversized 2 level wood deck
- Stone patio
- Hand cranked awning that covers the deck
- Privacy lattice
- Beautiful Garden area
- Gas Line for BBQ
- Single car garage
- Motion Lighting
- Planter Boxes with sprinklers
- Sprinkler System in front and backyard
- Large shed for storage



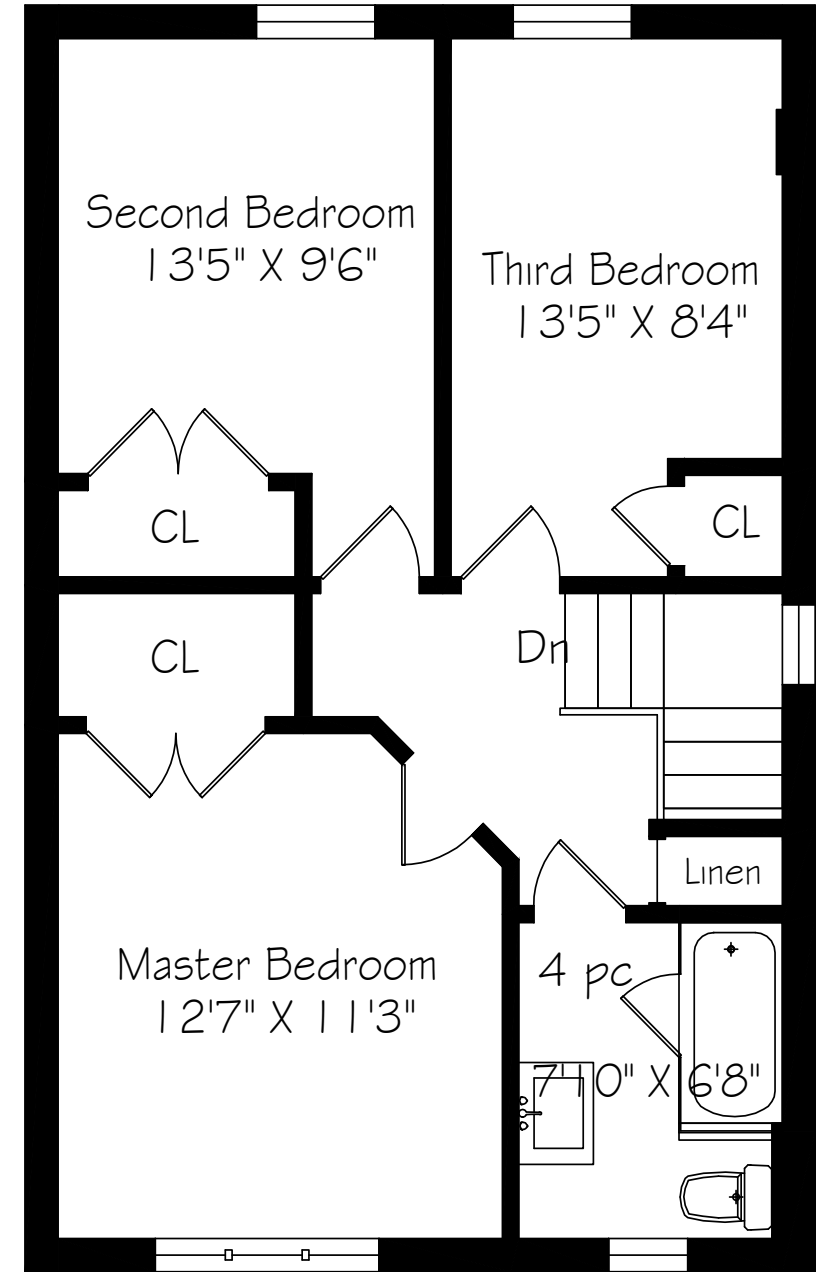




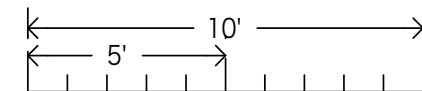
Main Floor  
650 Square Feet



Measurements and Calculations are approximate  
To be used as guidelines only

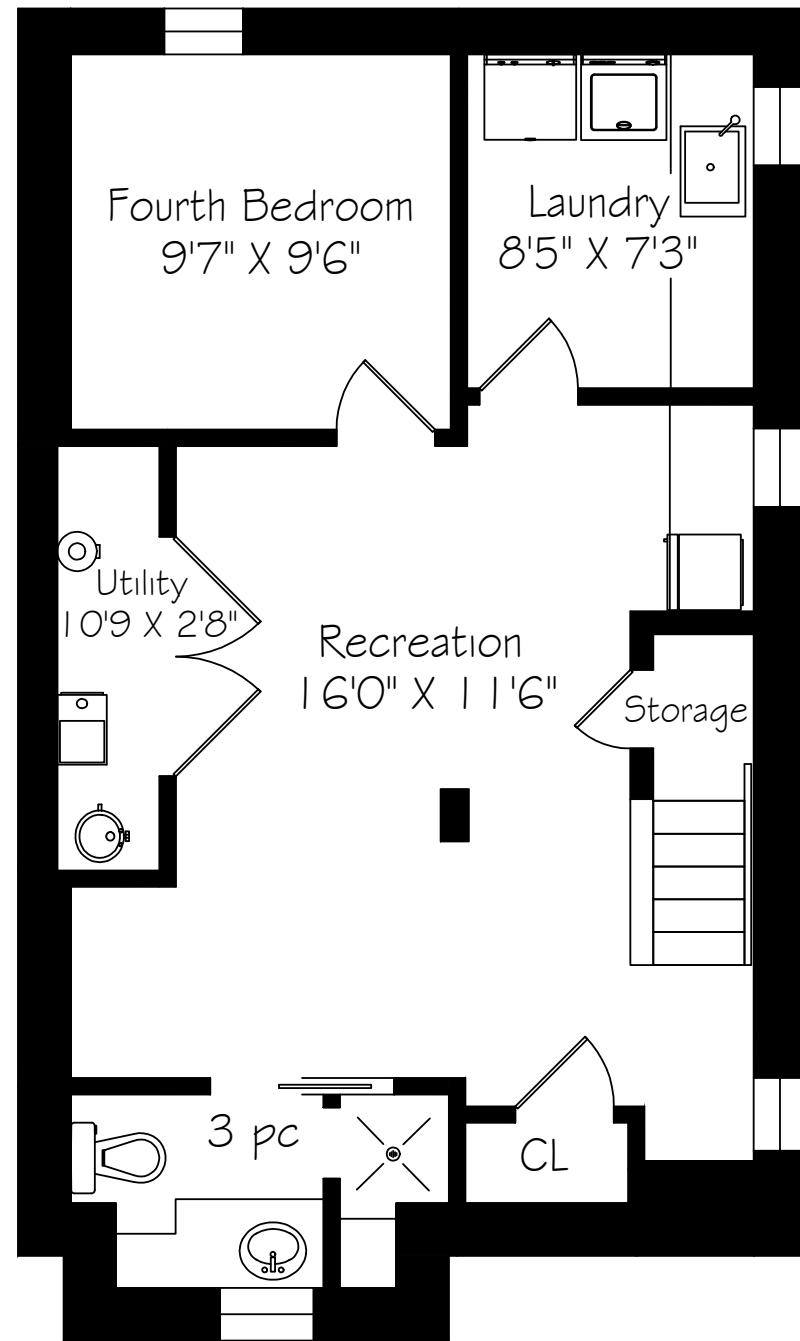


Second Floor  
633 Square Feet

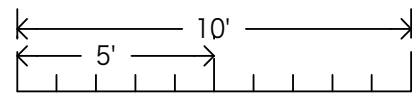


Measurements and Calculations are approximate  
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Lower Level  
650 Square Feet



Measurements and Calculations are approximate  
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