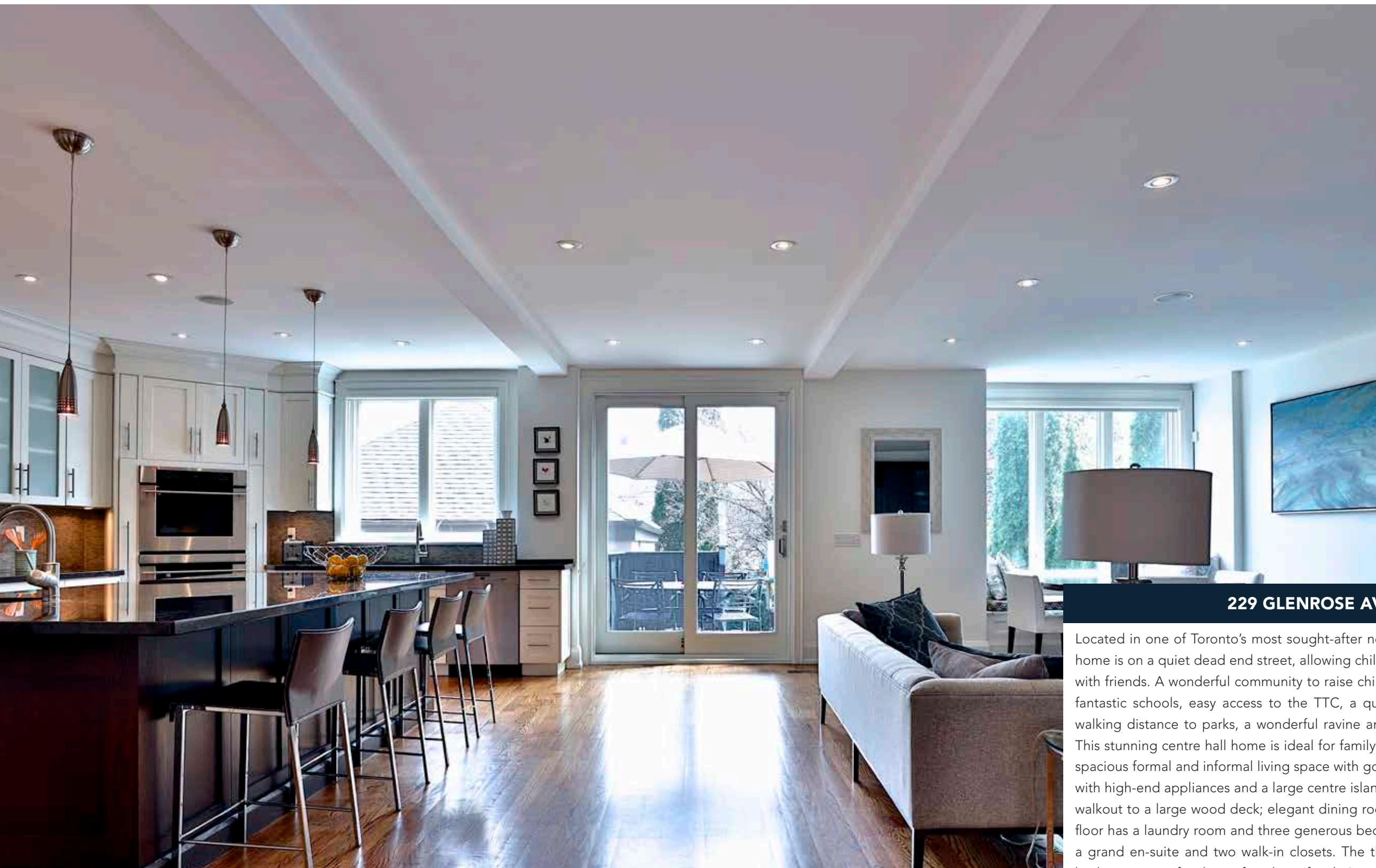


229 GLENROSE AVENUE





229 GLENROSE AVENUE

Located in one of Toronto's most sought-after neighbourhoods, Moore Park, this home is on a quiet dead end street, allowing children to safely ride bikes and play with friends. A wonderful community to raise children in with friendly neighbours, fantastic schools, easy access to the TTC, a quick drive to downtown Toronto, walking distance to parks, a wonderful ravine and farmers market at Brickworks. This stunning centre hall home is ideal for family living. The main floor consists of spacious formal and informal living space with gorgeous finishings. A kitchen built with high-end appliances and a large centre island with granite countertops and a walkout to a large wood deck; elegant dining room and family room. The second floor has a laundry room and three generous bedrooms; the Master bedroom has a grand en-suite and two walk-in closets. The third level consists of three more bedrooms; a perfect home for a large family. Lower level features a large recreation room, gym, bedroom, mudroom, laundry and an abundance of storage space. This magnificent home is truly one of a kind.

MAIN FLOOR ENTRANCE

- 11 foot ceilings
- Skylight
- Marble Floor
- Ridley custom 8 ft door

HALL

- Oak Hardwood Floors
- Wainscoting
- Crown Mouldings
- Oak Staircase to 2nd Floor
- 2-piece Powder Room with marble floors and window
- Double front hall closet
- Closet organizers

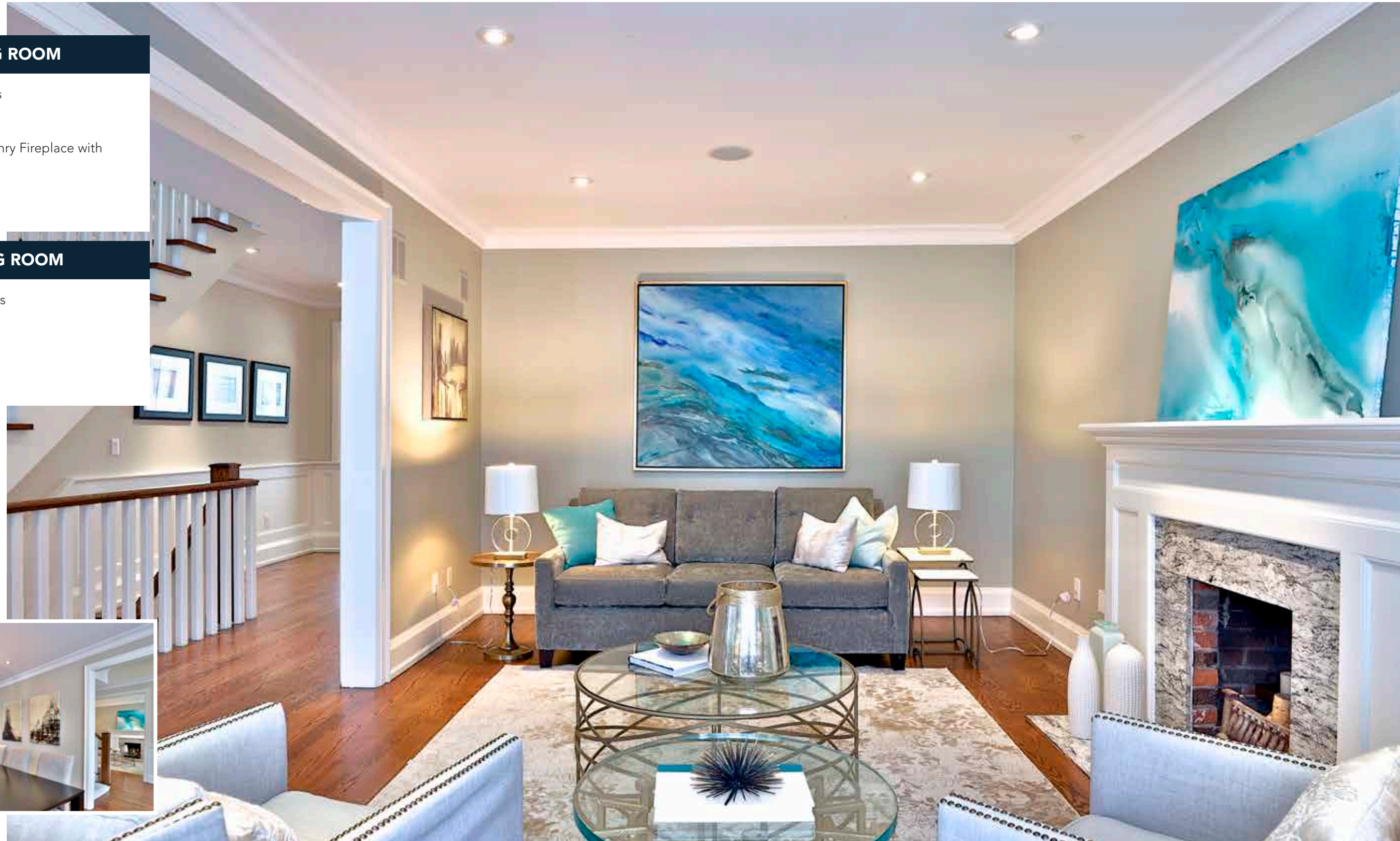


LIVING ROOM

- Oak Hardwood floors
- Crown Mouldings
- Bay Window
- Wood Burning Masonry Fireplace with Marble surround
- Pot lights
- Built-in speakers
- Baseboards

DINING ROOM

- Oak Hardwood Floors
- Crown Mouldings
- Bay Window
- Pot Lights
- Built-in Speakers
- Baseboards



BUTLER PANTRY

- Oak Hardwood floors
- Pot lights
- Oversized stainless steel sink with garburator
- Stainless Steel Counter tops
- GE Monogram Dishwasher
- Extensive custom cabinetry

KITCHEN

- Large centre Island with Granite counter tops
- Side by side GE Monogram Fridge and Freezer
- GE Monogram 6 burner cook top and griddle
- Stainless Steel Vent A Hood
- Honed limestone mosaic backsplash
- GE Monogram dual convection ovens
- Double stainless steel main sink with garburator
- Stainless Steel prep sink in island
- Miele Dishwasher
- Extensive Custom Cabinetry
- Pendant lights
- Oak Hardwood Floors
- Crown Mouldings
- Baseboards
- Pot lights
- Built-in speakers
- Two large windows overlooking the backyard
- Large sliding door with security glass, walk-out to deck



FAMILY ROOM

- Gas fireplace with wood mantel
- Computer work space
- Beverage Fridge
- Sink
- Integrated bench seating
- Oak Hardwood Floors
- Built-in speakers
- Crown Mouldings
- Baseboards
- Pot lights



SECOND FLOOR MASTER BEDROOM

- Gas fireplace with marble surround and wood mantel
- Large windows bringing in natural light
- Overlooks backyard
- 2 walk-in closets, double hung with closet organizers
- Oak Hardwood Floors
- Crown Mouldings
- Baseboards
- Pot lights

MASTER ENSUITE

- 5-piece Marble en-suite
- Heated floors
- Rain shower head
- Private water closet
- Double Sink
- Neptune Air Bathtub
- Window
- Carrera heated marble floor
- Oversize shower with bench, rain shower head, body jets and hand held spray unit
- Custom mahogany vanity
- Carrera marble countertop
- Carrera marble mosaic-cut tile in shower



BEDROOM 2

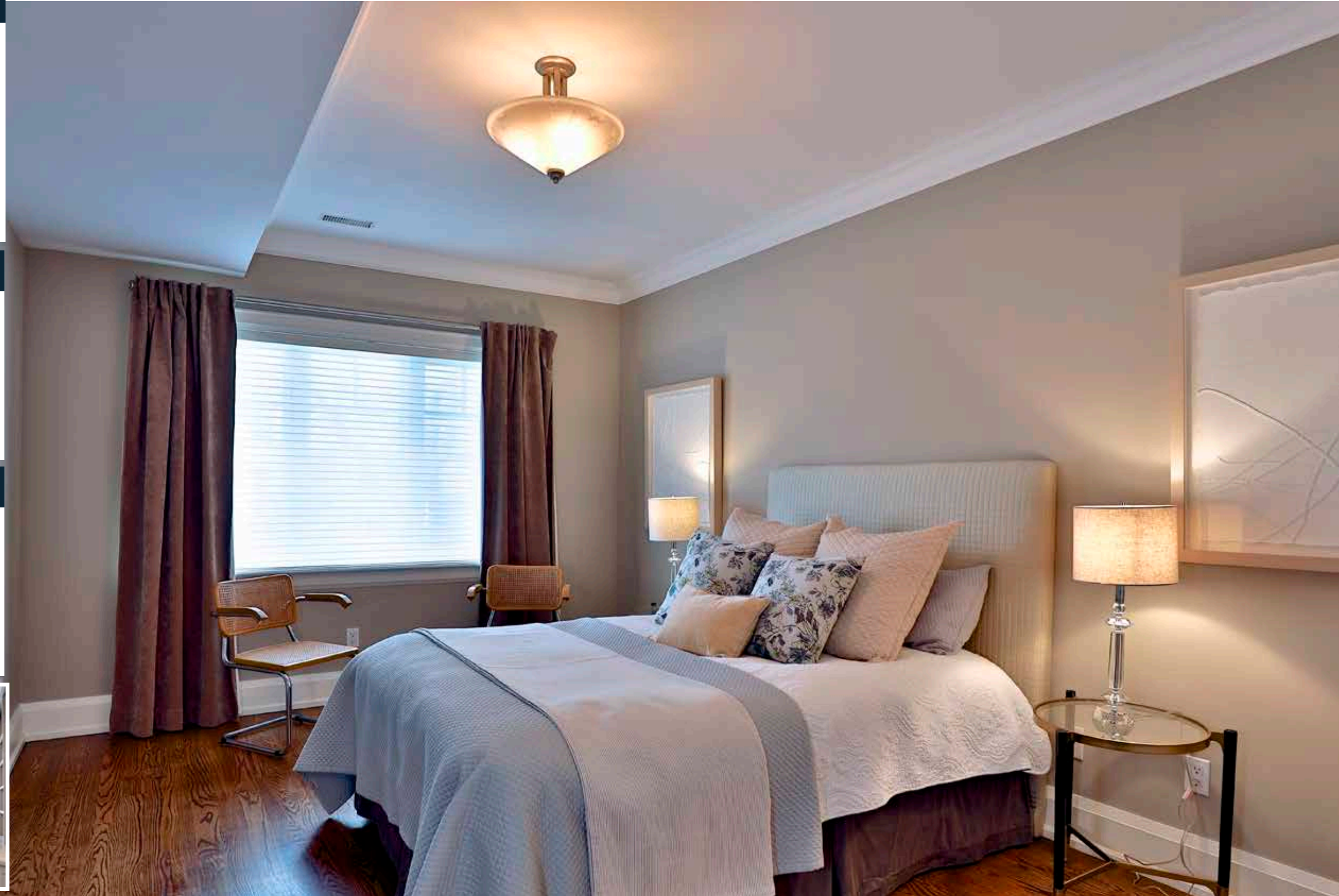
- 3-piece en-suite with heated floors
- Oak Hardwood Floors
- Double Closet
- Closet organizer
- Crown Moulding
- Baseboards
- Pot lights
- Large Window

BEDROOM 3/OFFICE

- Double French door with frosted glass
- Oak Hardwood Floors
- 2 built-in desks with granite countertops
- Fireplace with granite surround and wood mantel
- Pot lights

LAUNDRY

- Stone floor
- Large Linen Closet
- Stackable LG Washer and Dryer
- 2-piece Bathroom
- Pot lights



THIRD FLOOR HALL

- 2 Skylights
- Cathedral Ceiling
- Hardwood Floor
- Double Sized Linen Closet
- Wainscoting
- Walk out to 3rd Floor Deck

BEDROOM 4

- Oak Hardwood Floors
- Baseboards
- Pot lights
- Large double closet with custom organizers

BEDROOM 5

- Oak Hardwood Floors
- Baseboards
- Pot lights
- Large windows
- Double closet with organizers

BATHROOM

- 5-Piece
- Heated Floors
- Pot Lights
- Window



BEDROOM 6

- Oak Hardwood floors
- Baseboards
- Pot lights
- Walk-in closet with closet organizers
- 4-piece en-suite with skylight and heated ceramic floors
- Window



LOWER LEVEL BEDROOM

- Engineered Wood Floors
- Pot light
- Double Footed Closet

BATHROOM

- 4-Piece
- Slate Floors
- Pot Lights

MUDROOM

- Slate Floors
- Large mudroom with a lot of storage
- Closets
- Hanging space
- Pot lights



LAUNDRY

- Pot lights
- Slate floors
- Built-in hanging system

GYM/BEDROOM

- Engineered hardwood floors
- Pot lights

REC ROOM

- Pot lights
- Kitchenette with bar and small fridge
- Fireplace with wood mantel surrounded by slate



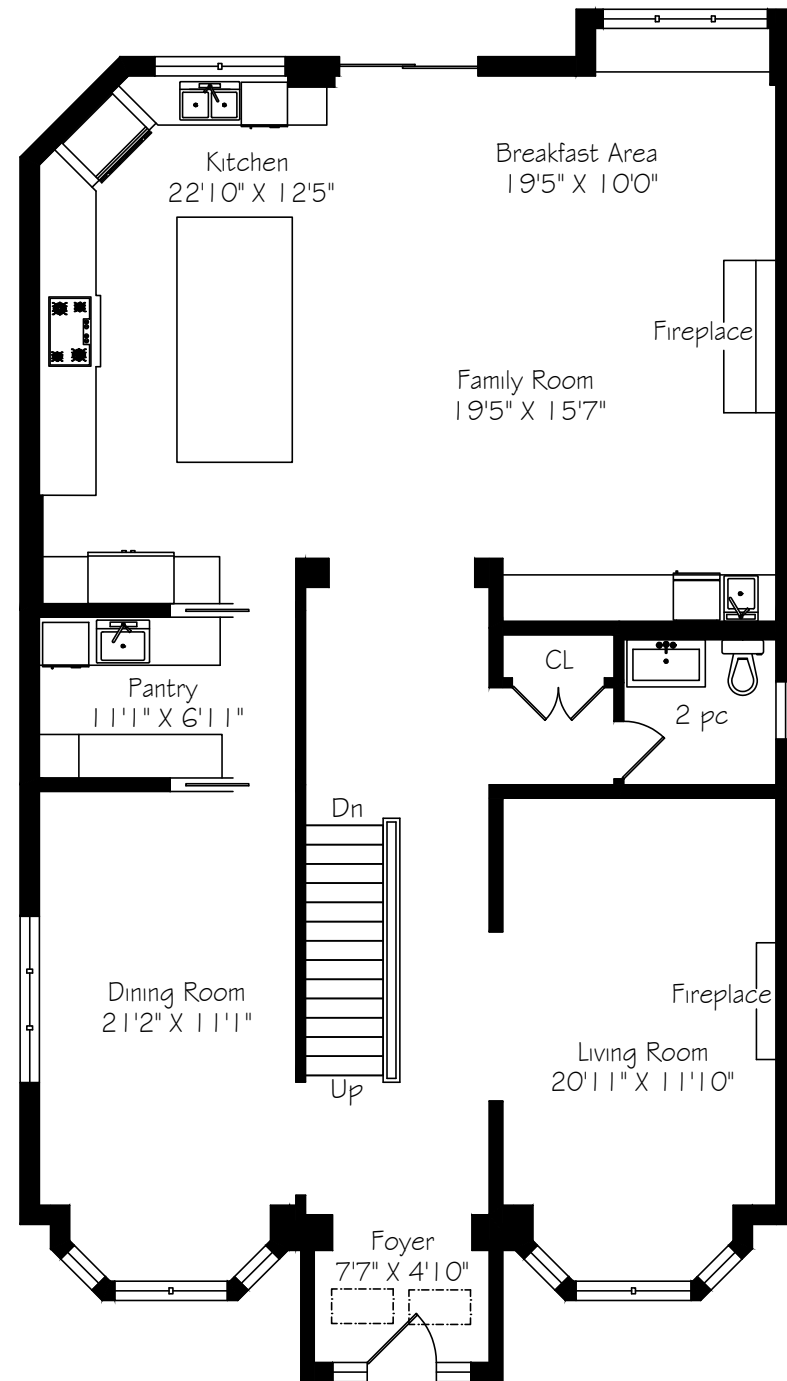
OUTSIDE BACKYARD

- Large Wood Deck
- Flagstone Patio
- Double Car Garage with Concrete pad
- Playground

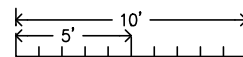
ADDITIONAL INFORMATION

- Stone walkway to entrance of the home
- Anderson ESeries Windows with aluminum exterior and wooden interior
- Waterproofed Lower Level
- Repaved Driveway (2019)
- 2 Furnaces (one on second floor one in lower level)
- Custom Cabinetry
- Nest Smoke Detectors
- Ecobee Thermostats
- Hunter Douglas window coverings on main and second floor
- Hot water tap in backyard
- Sump pump with backup battery
- Oak banisters, wainscoting and carpet runner going down to the lower level and leading up to second floor and third floor
- Linen closet on second floor in the hallway
- Large Linen closet on third floor in the hallway
- 2 exterior AC units
- Aluminum soffits and eaves troughs
- Bench Seating leading up to third floor with skylight
- Lower level has a double door walk out to backyard with stone steps
- Lower level also has a cold storage room, large storage room and closet
- 2 Hot Water Tanks (rental).

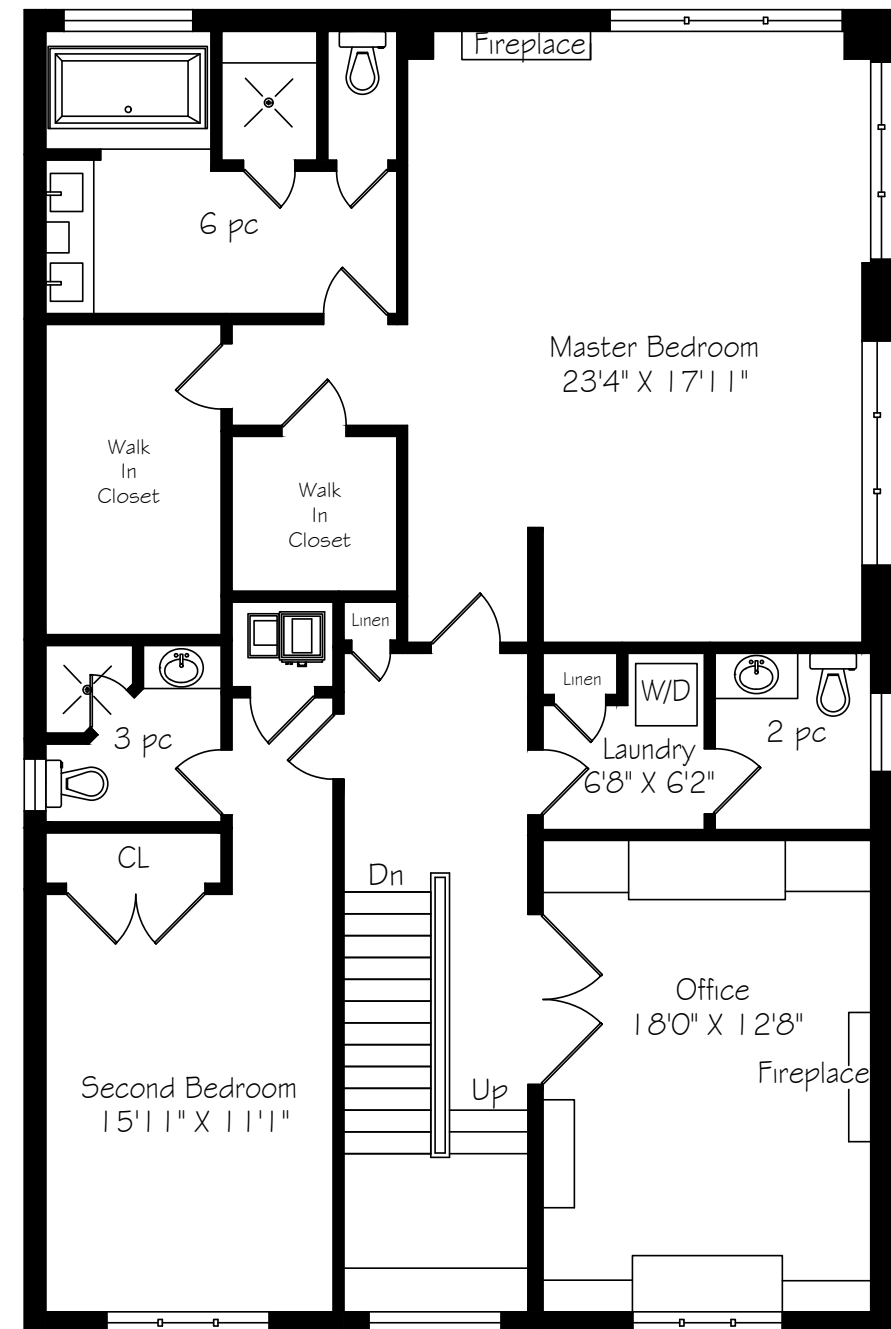




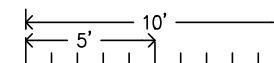
Main Floor
1830 Square Feet



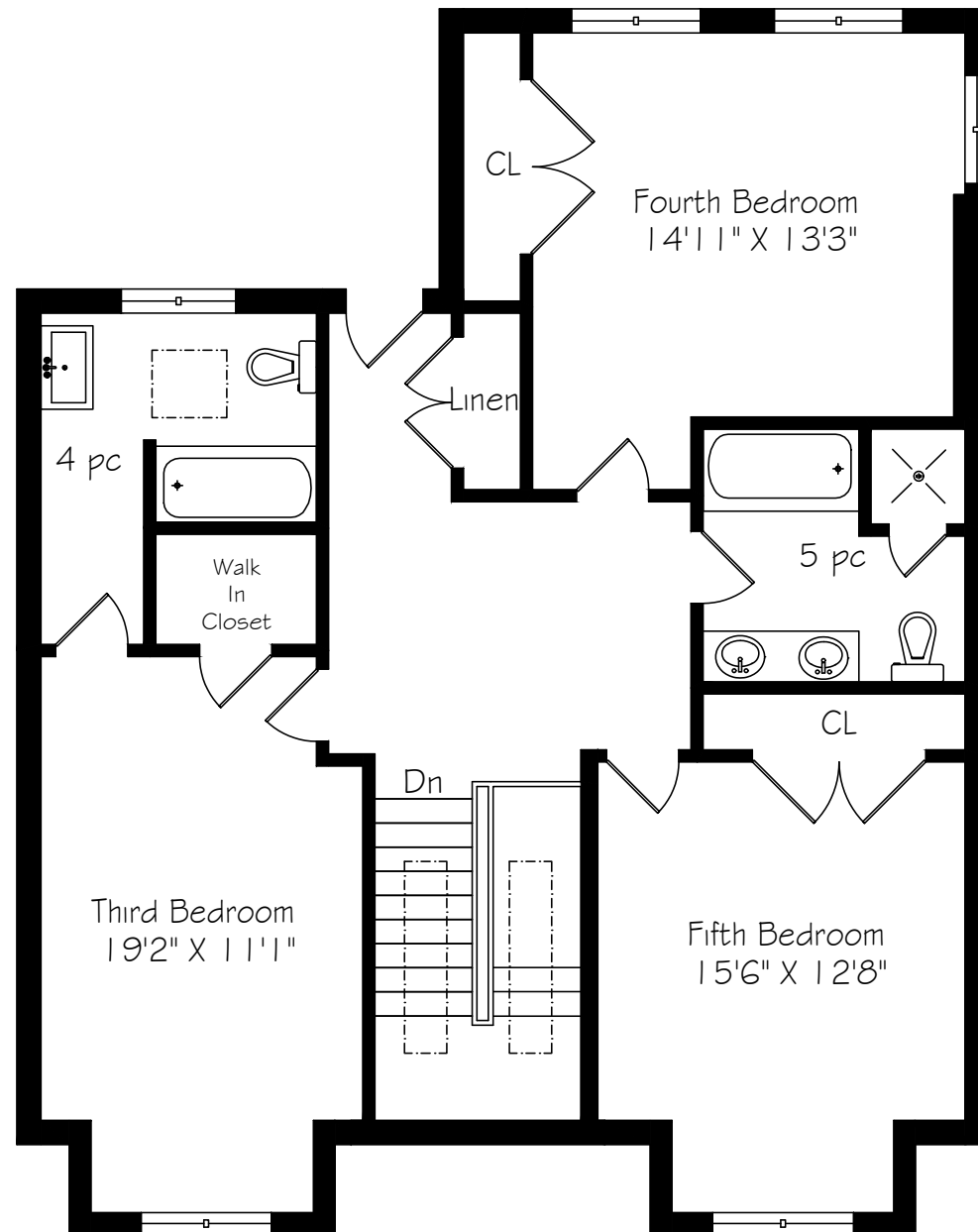
Measurements and Calculations are approximate
To be used as guidelines only



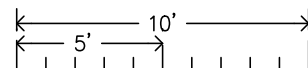
Second Floor
1700 Square Feet



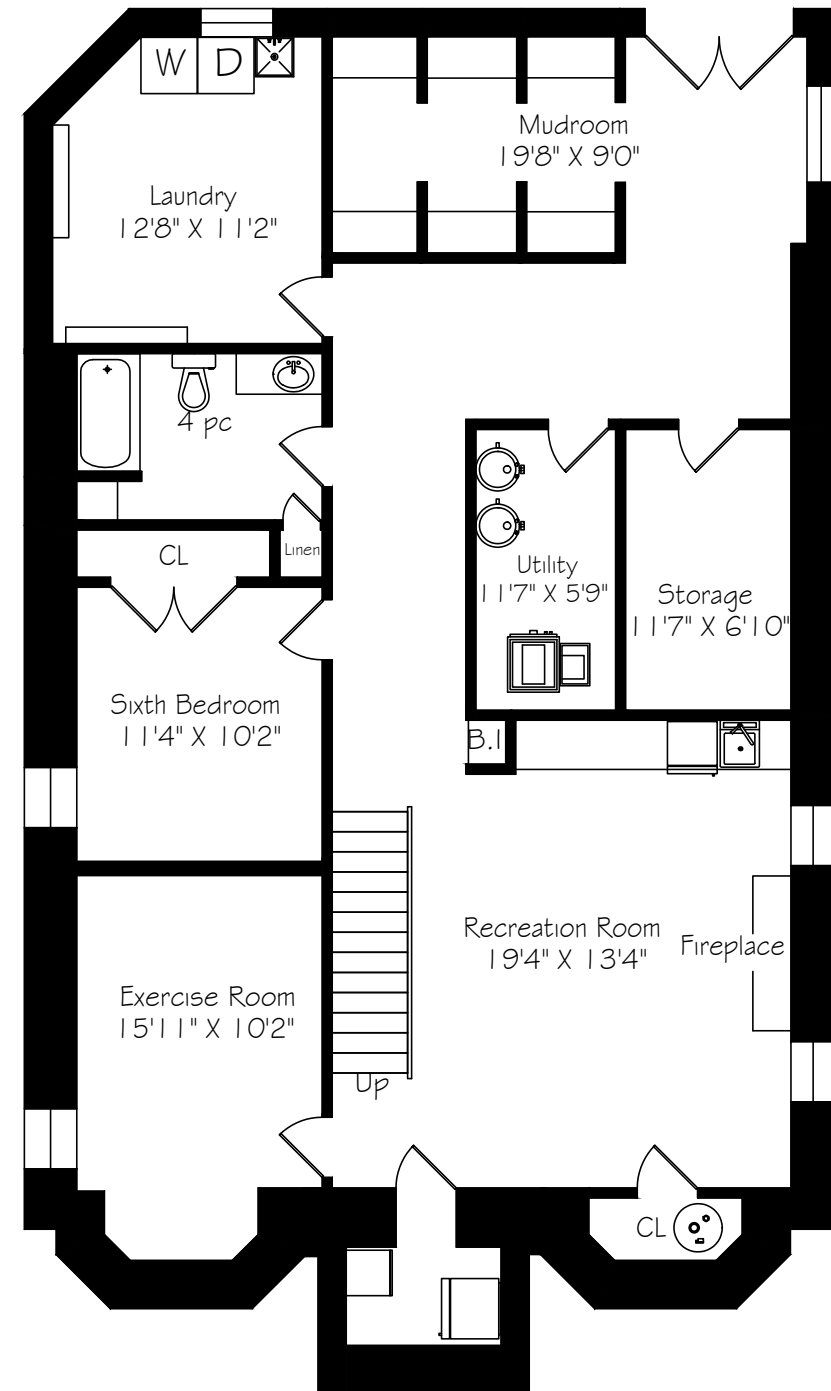
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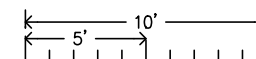
Third Floor
1234 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only



Lower Level
1810 Square Feet



Measurements and Calculations are approximate
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