

ADAM *Adam Parsons* PARSONS GROUP



WELCOME TO
270 Greer Road





270 Greer Road

A beautiful family home nestled in a coveted and prime North Toronto neighbourhood, located in highly sought-after John Wanless School District. Gorgeous cobble stone leads you to the front steps of 270 Greer Road. This rare four-bedroom, three-bathroom home has had many extensive improvements and renovations. An etched glass French door leads you into the living room; combined with the dining room, making this home perfect for entertaining. The sun-filled kitchen and breakfast area features a stunning skylight and was recently renovated. The third-floor addition features a spectacular Master bedroom retreat with hardwood floors, custom blinds and bookshelves, a lovely 4-piece ensuite, fabulous walk-in-closet and a must-see grey Italian tiled wall. Steps to Yonge Street and Avenue Road where you can find an abundance of fantastic restaurants, shops and amenities. A prime location surrounded by top-rated schools and having easy access to the 401. This home is truly one of a kind.







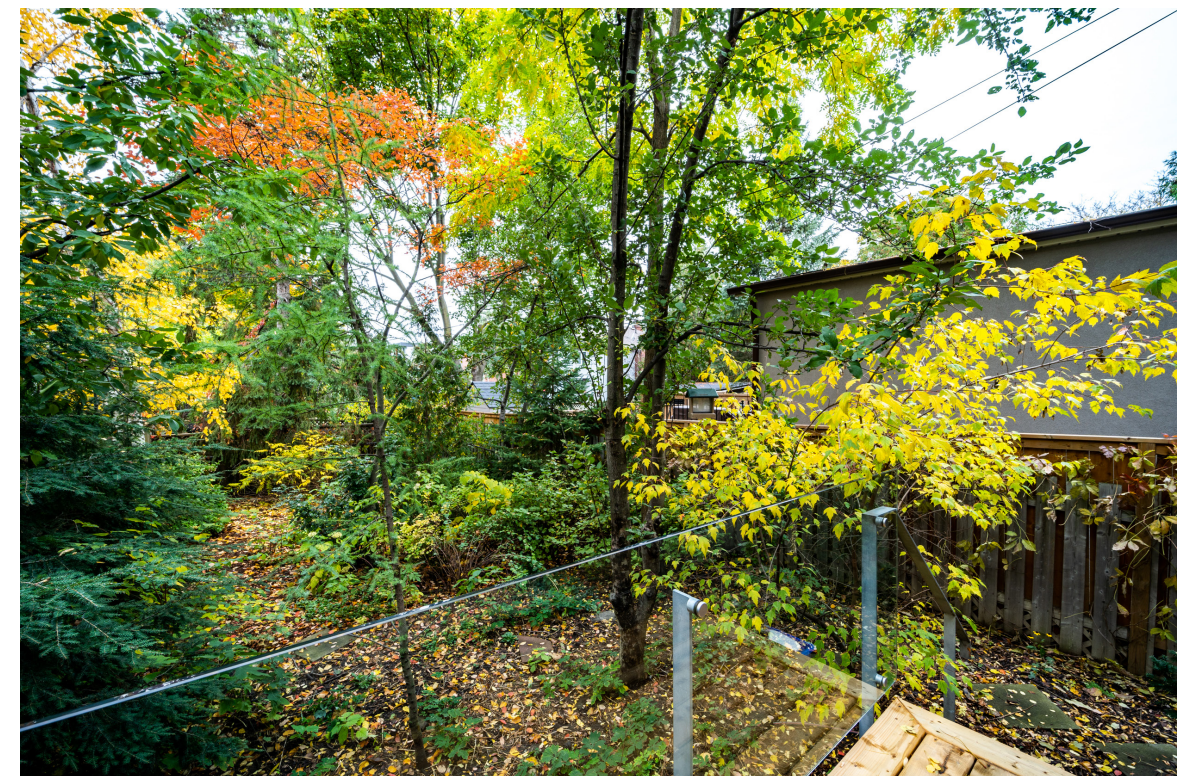


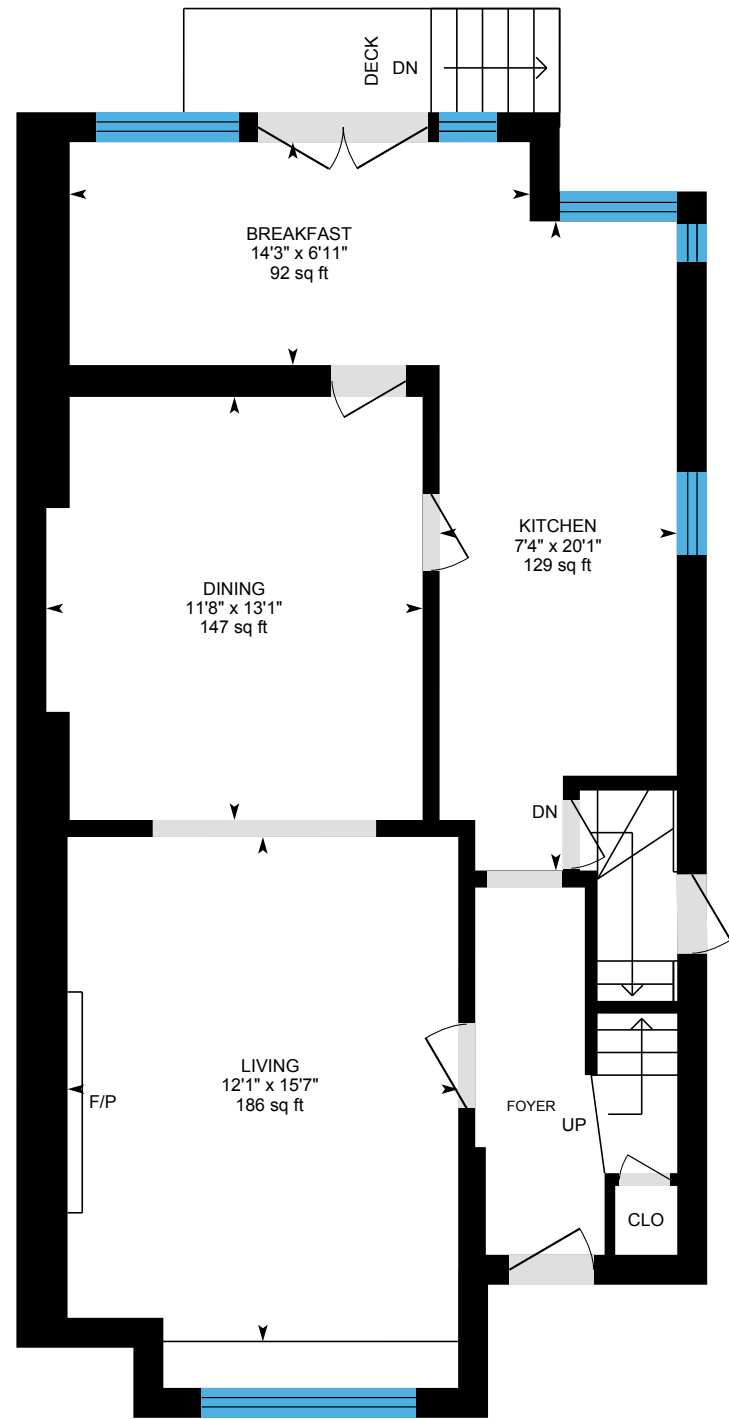




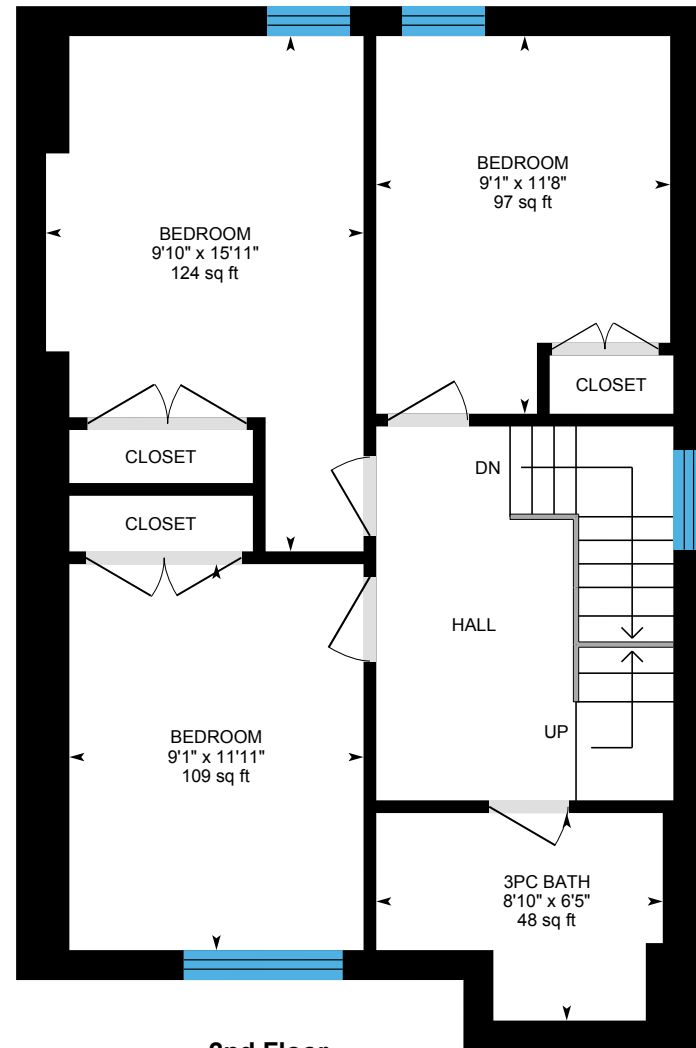




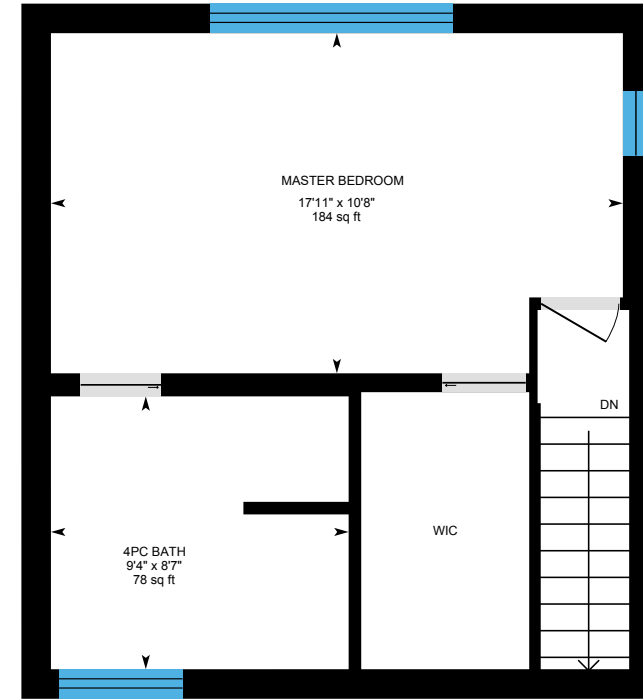




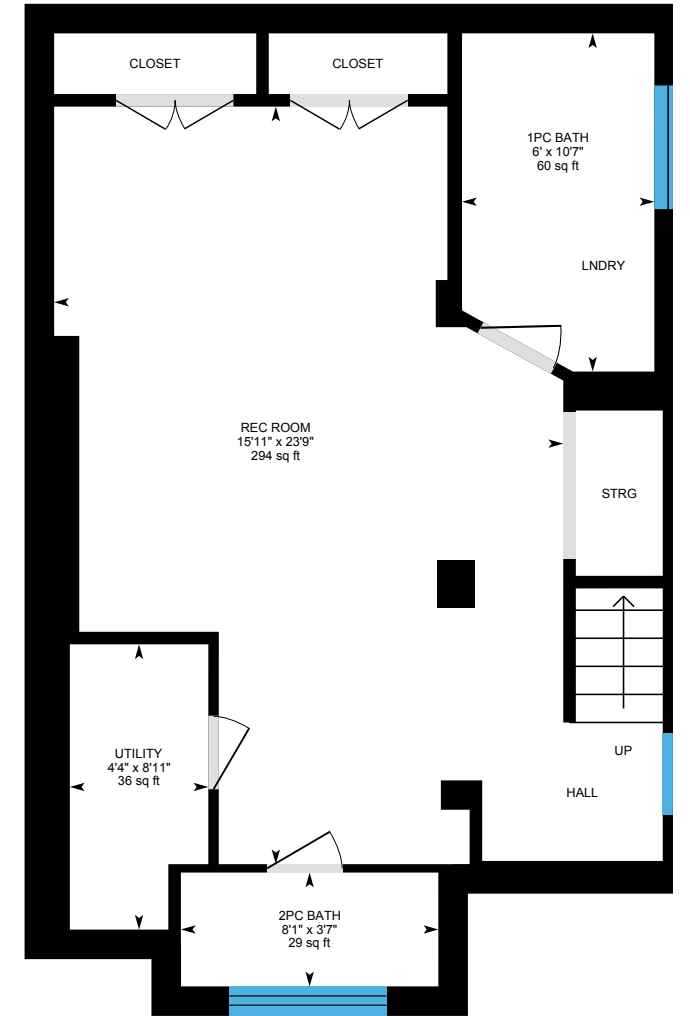
Main Floor
781 sq ft



2nd Floor
636 sq ft



3rd Floor
433 sq ft



Basement (Below Grade)
613 sq ft

Details of the home

Lot Size: 25X100 ft.
Taxes: \$6,946.90
Possession: 60 days
Heating: Water/Gas
Cooling: A/C unit
Bedrooms: 4
Bathrooms: 3
Driveway: Legal front pad

Renovations/Improvements:

- Complete roof replaced in 2005.
- Miele washer and dryer were installed in 2007.
- AC unit was installed in 2008 (Mitsubishi electric MSY-A17).
- Kitchen was completely renovated in 2009 (back to the brick with new electrical wiring and plumbing).
- Edwards and Wilson Cabinet makers.
- Recycled green auto glass back tiling.
- Ontario granite flooring with radiant heating.
- Subzero Fridge
- Custom stainless steel countertops
- Blanco stainless steel double sink
- Custom stove hood
- New Loewen windows and skylight
- Backroom was renovated (2009) back to the brick, new wiring, reinforced foundation underpinning, ceiling height increased; new roof. Edward and Wilson Custom bookshelves of walnut veneer. Loewen Stainless steel and wood French doors and windows. Same radiant heating and flooring as kitchen. Phantom screens for double doors. Hunter Douglas Honeycomb power shade for large window, Honeycomb with internal strings for other windows (Centurian window Fashions); Cedar shake on outside for cladding; copper eavestroughs.
- Living and Dining Room quarter sawed and oak hardwood flooring refinished in 2009.
- New deck with glass and stainless steel railing (2009).
- Main staircase oak stairs refinished and backs painted white in 2009.
- Shower stall installed in laundry room in 2009.
- Heated storage room in laundry room installed in 2009.
- AC unit Mitsubishi electric "Mr.Slim" installed in 2010.
- Resurfaced stone porch masonry in 2010
- 2nd floor gutted to the brick in 2010. (new wiring and plumbing); 3 bedrooms with large closets installed; new flooring; new windows, new 3-piece tiled bathroom with custom stained glass window and two-tone tiling; Double window coverings (roman and black out blinds) for 3 bedrooms.

- 3rd floor addition; new stairs installed to match original stairs from main floor; walk in closet; 4 piece bathroom; custom tiling; two pocket doors; custom bookshelves (eastern hemlock; Edwards and Wilson Cabinet makers); 4 new windows; Italian grey tiled wall; custom blinds on all windows; hardwood flooring; light fixtures (3 tulip lights and track lighting); new wiring and plumbing; insulation++ for house efficiency.
- Main drain from house to the property line was replaced in 2010.
- Installed 4 wired smoke alarms in 2010.
- New chimney sleeve wood fireplace 2010.
- Eavestroughs replaced in 2011.
- Front glass storm door replaced in 2011.
- Side door replaced for heating efficiency in 2011.
- Electrical upgrade to 200 Amp service in 2013.
- Bosch gas stove installed in 2013.
- Basement dug out for pipes moved and replaced; dry-walled; two closets installed; 2-piece bathroom added; tiled flooring; new drains and backwater valves installed in 2014.
- Heavy-duty carpet installed on basement stairs in 2014.
- High efficiency furnace (direct energy home services) 2014.
- Water boiler replaced 2014.
- Garden (front and back 2015) Naturalized garden with native plants (approved by City of Toronto # 18-209034 LGW 00 IR); Tree professional planted Hemlocks along south side of back garden for privacy.
- Miele Dishwasher replaced in 2016.
- Electric car charger purchased and installed in 2017.
- Rain barrel (routed to the backyard with a hose in 2019).
- 3rd floor new roller for main window, 2019.
- New deck surfacing, 2019.
- Minor repair to tiles and flashing on south side and around skylight in kitchen in 2020.
- White on stair rises on main stairs retouched in 2020
- Roller shade in master was replaced in 2020.
- Back deck resurfacing was in 2020.



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