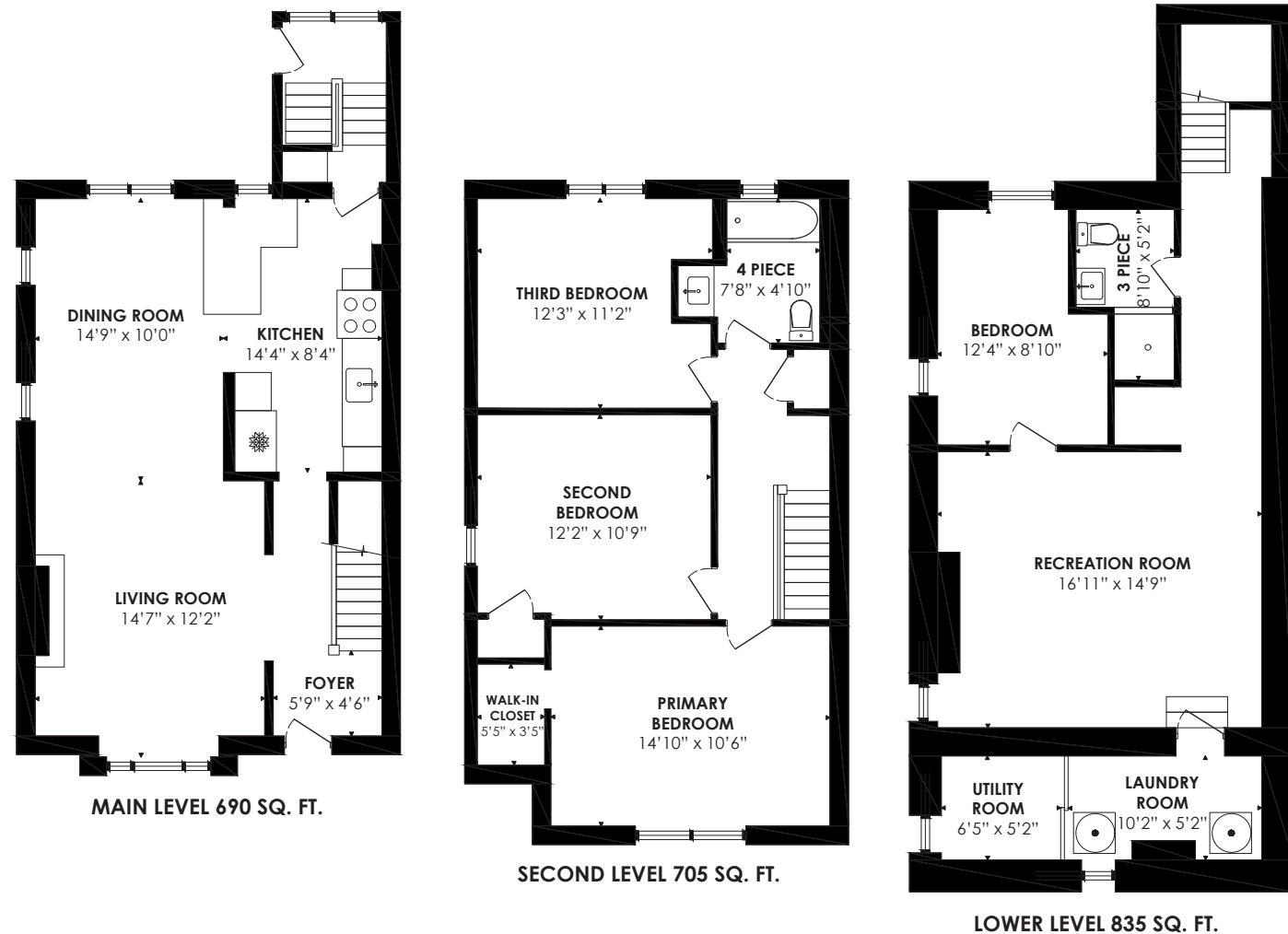


Floor Plan

ROYAL LEPAGE
Signature Realty
IND. OWNED & OPERATED BROKERAGE



LOT SIZE: 23 x 122 feet

BEDROOMS: 3+1

PARKING: 1 detached garage + mutual driveway

TAXES: \$6,018.96/2024

BATHROOMS: 1x4, 1x3

POSSESSION: Immediate/TBA

For more photos &
information on
this property

SCAN HERE



Karen
MOLLARTEAM
BROKER
EXCEEDING YOUR EXPECTATIONS



direct 416.390.2566 | office 416.443.0300 | karen@karenmiller.com | karenmillarteam.com

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

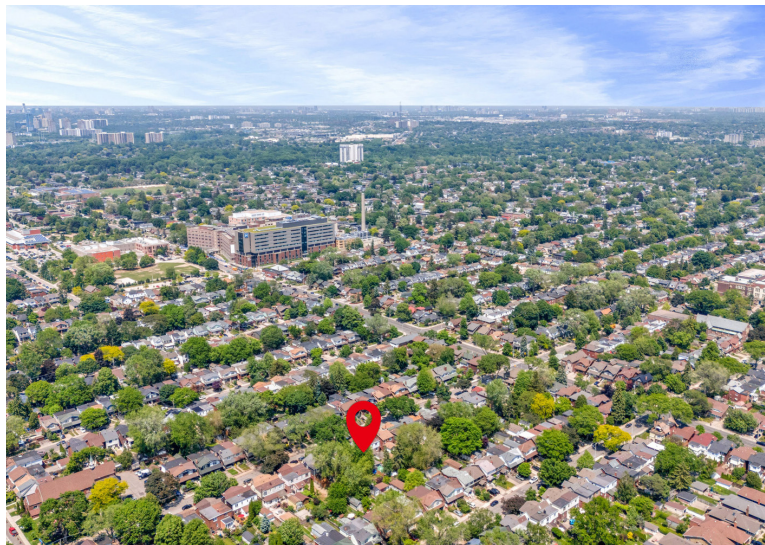
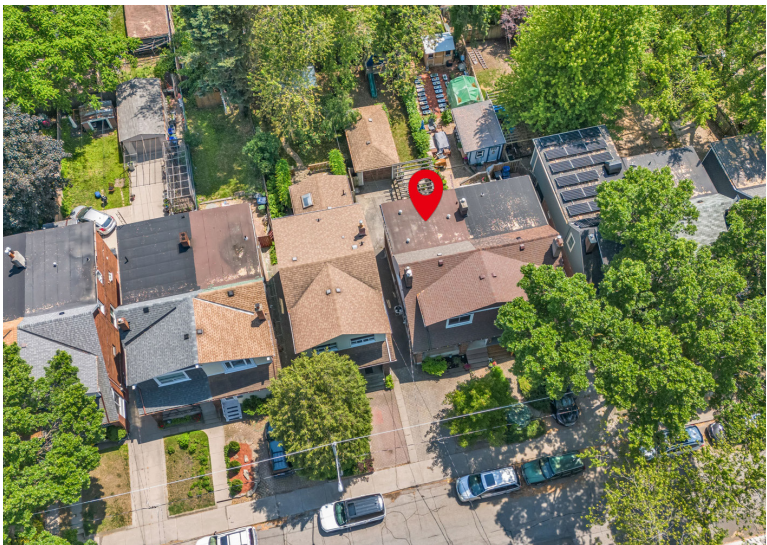
263 Glebeholme Boulevard



www.263Glebeholme.com







Exterior

- Interlocking walkway & stone steps
- Perennial garden
- Covered porch
- Built-in bench seating with hideaway storage
- Cedar ceiling
- Central air conditioner '16
- EV charger on 40-amp breaker installed on porch
- Shingles replaced '20
- Landscaped garden '12
- Cedar ceiling with spray foam insulation

Backyard

- Raised wooden deck '12
- Wooden pergola '12
- Detached single car garage
- Play structure

Foyer

- Porcelain flooring

Living Room

- Open concept
- Gas fireplace with brick surround
- Pot lights
- Hardwood flooring
- Picture window '12
- Overlooks front garden

Dining Room

- Open concept
- Hardwood flooring
- Picture window '12
- Overlooks back garden
- Two lead glass windows

Kitchen

- Renovated '11
- Hardwood flooring
- Honed granite countertops
- Soft close cabinets with sliding drawer storage
- Ceramic tile backsplash
- Under cabinet lighting
- Pot lights
- Undermount stainless-steel sink
- Overlooks back garden
- Access to separate entrance
 - Porcelain flooring
 - Built-in shelves
 - Overlooks back garden
 - Picture window '12
- Stainless-steel Bluestar gas range
- Built-in stainless-steel stove vent
- Miele built-in stainless-steel dishwasher
- Kenmore stainless-steel French door fridge 'as is'
- Peninsula
 - Stone countertop
 - Built-in storage



2nd Level

- Hardwood flooring
- Large linen closet

Primary Bedroom

- Hardwood flooring
- Ceiling fan with remote
- Overlooks front garden
- Window '12
- Walk-in closet with built-in shelving
- Custom shades

Bedroom

- Hardwood flooring
- Closet
- Window '12
- Custom shades

Bedroom

- Luxury vinyl flooring '25
- Overlooks backyard
- Window '12
- Custom shades

4 Piece Bathroom

- Renovated
- Marble flooring
- Ceramic tile surround
- Deep soaker tub
- Overlooks backyard
- Window '12
- Vanity with oversized sink & built-in storage
- Built-in towel rack
- Built-in double door storage cabinet

Lower Level

- Renovated '16
- Storage under stairs
- Water shut-off
- Laminate flooring
- Pot lights
- Sump pump and sewage ejector

Recreation Room

- Renovated dug out basement '16
- In-wall speakers
- Eight-foot ceilings
- Laminate flooring
- Pot lights
- Built-in storage unit with sliding drawer storage
- Fridge 'as is'
- Above-ground window '12
- Built-in shelves
- Three sconces
- 100-amp service

Bedroom

- Renovated '16
- Eight-foot ceiling
- Two above-ground windows '12
- Laminate flooring
- Built-in storage unit with sliding drawer storage
- Safe & Sound insulation in walls & ceiling

Laundry Room

- Whirlpool washer & dryer 'as is'
- Glass block window
- Ceramic tile flooring

Utility Room

- Double sliding door entry
- Above-ground window '12
- Furnace '16
- Hot water tank (to be paid out before closing)

3 Piece Bathroom

- Renovated
- Walk-in shower with glass door
- Porcelain flooring
- Built-in floating shelves
- Built-in mirrored storage cabinet
- Pot lights
- Custom floating sink with stainless-steel cover
- Tushy toilet system

Inclusions

- Electric light fixtures, window coverings, stainless-steel Bluestar gas range, built-in stainless-steel stove vent, Miele built-in stainless-steel dishwasher, Kenmore stainless-steel French door fridge 'as is', lower-level Fridge 'as is', Tushy toilet system, Whirlpool washer & dryer 'as is', central air conditioner '16, in-wall speakers, sump pump '16, sewage ejector installed '16, furnace '16, garage door opener, EV charger on 40-amp breaker installed on porch, hot water tank (to be paid out before closing). Ethernet & speaker wires run through the house from the basement

Exclusions

- Recreation Room three on-wall speakers, subwoofer & receiver, dining room light fixture

Rental

- None



In Your Neighbourhood

- The Wren
- The Wood Owl
- Red Rocket Coffee
- Shoppers Drug Mart
- Bomb Fitness
- Face to Face Games
- Monarch Park with playground, outdoor pool, off-leash dog park, indoor stadium & ice rink
- Coxwell subway station or Greenwood subway station
- Danforth Bowl
- Starbucks
- Tim Horton's
- East Lynn Park with splash pad, park & seasonal farmer's market
- Carter's Ice Cream
- Valu-mart at Woodbine
- Hooked Fish Store
- North of Brooklyn Pizzeria
- Sala Modern Thai
- Michael Garron Hospital
- S. Walter Stewart Public Library
- East York Tennis
- Cosburn Park Lawn Bowling Club
- East York Civic Centre & Memorial Garden Park with seasonal farmer's market
- Left Field Brewery
- Maha's Brunch
- Earl Beaty Junior & Senior PS (French Immersion)
- Monarch Park CI
- Danforth C & Tl
- ÉÉ La Mosaique
- D A Morrison Middle School (French Immersion)
- East York CI (French Immersion)
- Wilkinson Junior PS (Middle Immersion)
- Earl Grey Senior PS (Middle Immersion)
- St. Brigid Catholic School (French Immersion)
- St. Agatha (French Immersion Grade 8)
- St. John (Extended French)