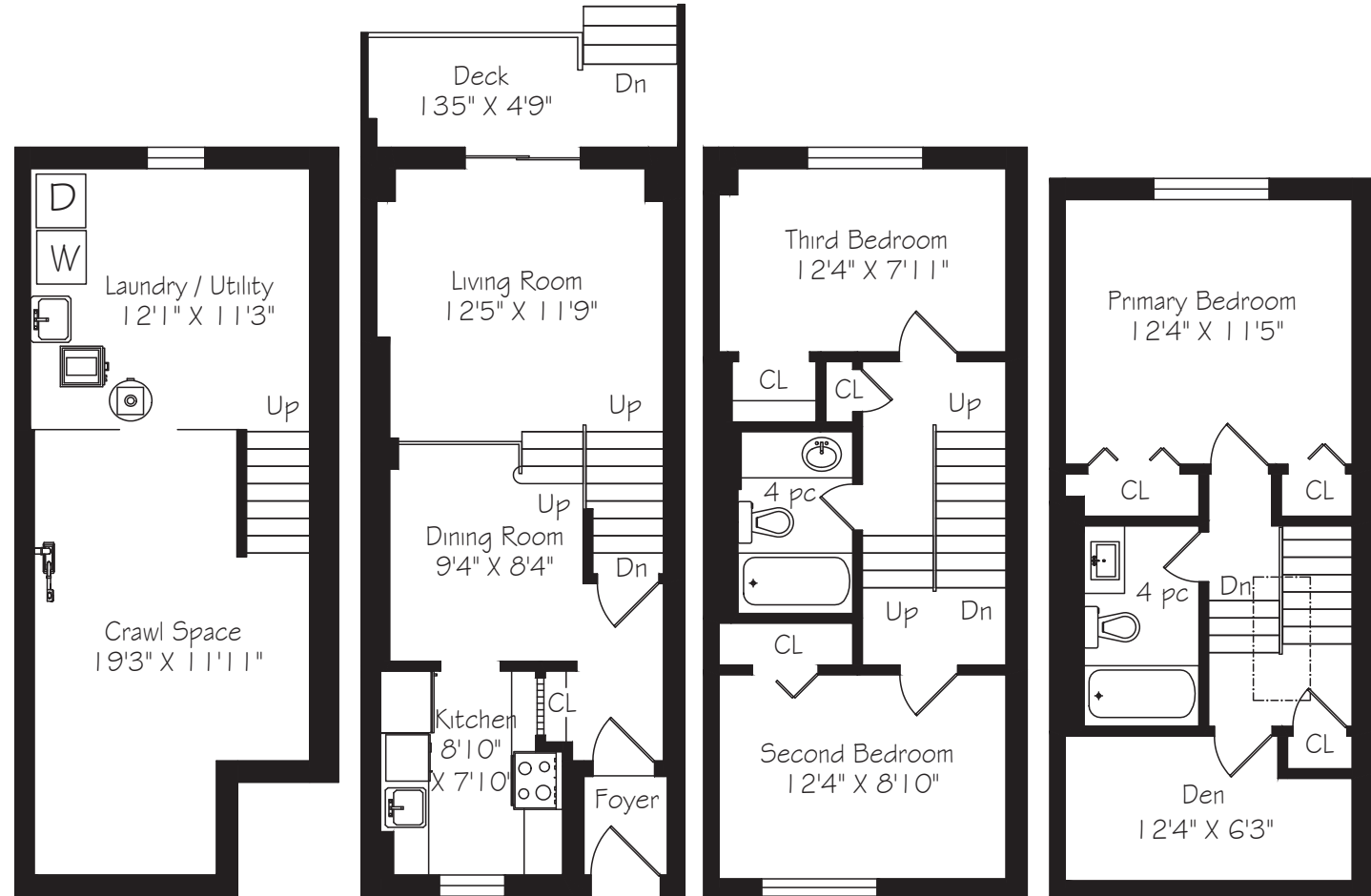


— WELCOME TO —
36 Lount Street



Lower Level 418 Square Feet Main Floor 442 Square Feet Second Floor 442 Square Feet Third Floor 423 Square Feet



LOT SIZE: 15 x 80 feet

BEDROOMS: 3 + 1

PARKING: Laneway parking (2 spots)

TAXES: \$4,961.90 (2025)

BATHROOMS: 2x4 Piece

POSSESSION: Immediate/TBA

For more photos & information on this property



direct 416.390.2566 | office 416.443.0300 | fax 416.443.8619 | karen@karenmillar.com | karenmillarteam.com

Prospective purchasers should satisfy themselves as 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.

www.36Lount.com





SPECIAL FEATURES

- Roof '23
- Skylight
- Updated windows
- Large crawl space
- Two car parking
- Central vacuum
- Fenced backyard
- Steps to TTC & Bloor/Danforth subway line
- Short walk to Monarch Park with off leash dog park, playground, arena & pool
- Danforth shops & restaurants
- Greenwood park with off leash dog park, playground, arena & pool

LOCAL SCHOOLS

- Earl Haig Public School
- Monarch Park Collegiate Institute
- Danforth C & Tl
- Fraser Mustard Early Learning Academy
- Bowmore Road Junior & Senior Public School
- Wilkinson Junior Public School
- St. Joseph
- Holy Name
- St. Agatha
- St. John Toronto

EXTERIOR

- Interlocking walkway & patio
- Walkway to backyard & parking

BACKYARD

- New raised wooden deck with glass rails
- Fenced yard with gated access to laneway
- Patio

FOYER

- Double entrance
- Frosted terrace door with iron inlay design
- Coat closet
- Engineered hardwood flooring

DINING ROOM

- Open concept
- High ceilings
- Engineered hardwood flooring

KITCHEN

- New Quartz countertop
- Porcelain tile flooring
- Overlooks front garden
- Glass block windows
- Halogen lighting
- Tiled backsplash
- Built-in stainless-steel stove vent '23
- Frigidaire stainless steel fridge '23
- Frigidaire stainless steel stove '23
- Frigidaire stainless-steel built-in dishwasher

LIVING ROOM

- Overlooks Dining Room
- Sliding door walk-out to backyard and deck
- Engineered hardwood flooring

2ND LEVEL

- Linen closet

BEDROOM

- Engineered hardwood flooring
- Overlooks front garden
- Closet
- California style blinds

BEDROOM

- Engineered hardwood flooring
- Overlooks back garden
- Closet
- California style blinds

4 PIECE BATHROOM

- Ceramic tile flooring & tub surround
- Built-in shelving unit
- Built-in storage cabinet

3RD LEVEL

- Skylight
- Linen closet

PRIMARY BEDROOM

- Overlooks front garden
- Double closet
- Single closet
- Engineered hardwood flooring

OFFICE/STORAGE

- Engineered hardwood flooring

4 PIECE BATHROOM

- Porcelain flooring
- Ceramic tile subway tub surround with mosaic inlay
- Vanity with marble counter & built-in storage

LOWER LEVEL

LAUNDRY/UTILITY ROOM

- 100-amp service
- Hot water tank '23
- Furnace
- Above-ground window
- GE washer '18
- Amana dryer '20
- Built-in storage cabinets
- Built-in shelving
- Large crawl space

