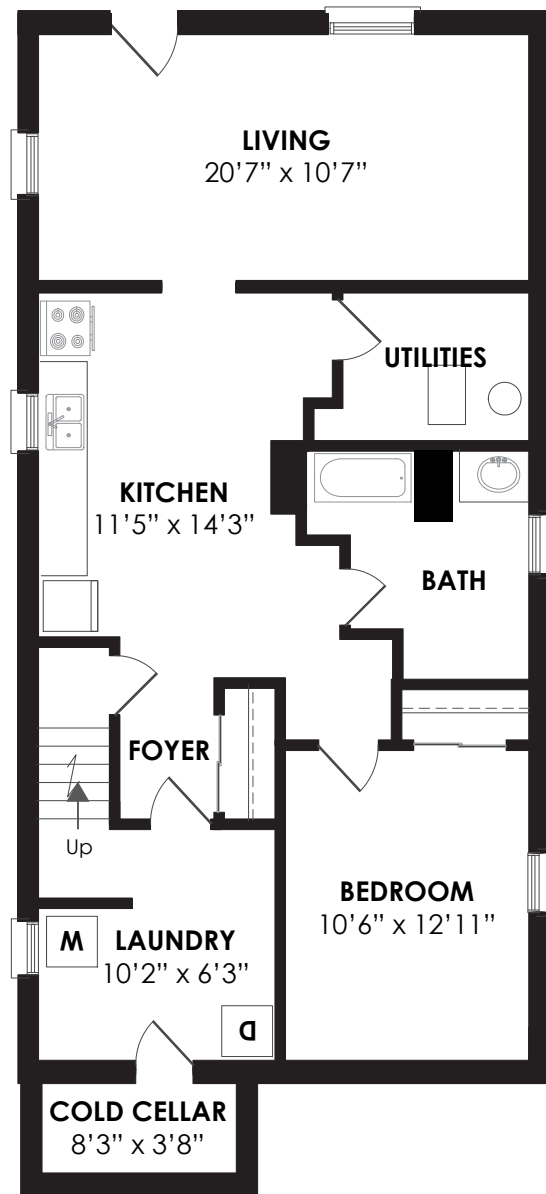
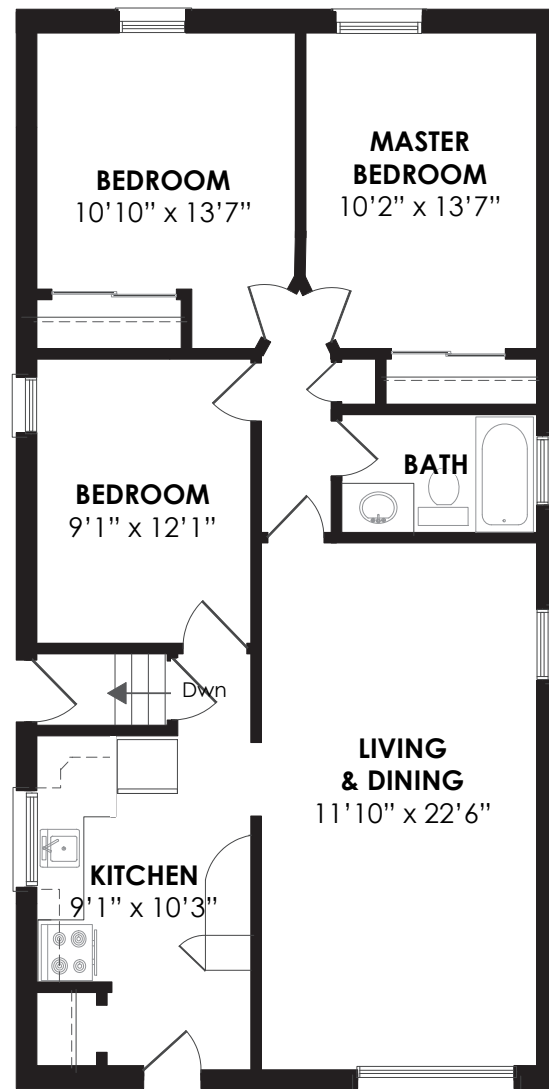


**MAIN LEVEL 1100 SQ FT**



**LOWER LEVEL 1150 SQ FT**



**LOT SIZE:** 54 x 129 feet

**TAXES:** \$4,750.64/2019

**BEDROOMS:** 3 + 1

**BATHROOMS:** 2 x 4

**PARKING:** 4 car parking

**POSSESSION:** June 1/tba

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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.



*14 Glen Everest Road*





### SPECIAL FEATURES

- Lake views
- Across from Scarborough Heights Park
- Steps to Rosetta McClain Gardens
- Minutes to TTC, subway & GO Train
- Income investment property
- House was re-wired to 200 in 2010. All new wiring.
- Interconnected smoke alarms
- Lower Level has sound proofing insulation between the ceiling and upper floor & 5/8 fire rated drywall.

### EXTERIOR

- Mature trees & shrubs
- Four car parking

### BACKYARD

- Patio
- Garden shed

### MAIN

- Linen closet
- Broadloom with hardwood underneath

### KITCHEN

- Coat closet
- Access to separate entrance
- Brushed marble backsplash
- Porcelain flooring
- Built-in pantry
- Built-in Whirlpool dishwasher
- Frigidaire fridge
- Frigidaire stove
- Built-in Samsung microwave

### LIVING/DINING ROOM

- Open concept
- Broadloom with hardwood underneath
- Lake views
- Crown moulding
- Chunlan mounted air conditioning unit

### MASTER BEDROOM

- Broadloom with hardwood underneath
- Double sliding mirrored door closet
- Overlooks back garden

### BEDROOM

- Broadloom with hardwood underneath
- Double sliding mirrored door closet
- Overlooks back garden

### BEDROOM/OFFICE

- Can be converted back to 3rd bedroom
- Broadloom with hardwood underneath

### 4 PIECE BATHROOM

- Porcelain flooring
- Ceramic tile surround

### LOWER LEVEL

- Sound proofing insulation between the ceiling and upper floor & 5/8 fire rated drywall.

### LAUNDRY ROOM

- Above-ground window
- Whirlpool washer
- Moffat dryer
- Access to Cold Room
- 200 amp service

### ENTRANCE

- Double sliding mirrored door closet
- Pot lights
- Storage under stairs

### BEDROOM

- Double sliding mirrored door closet
- Above-ground window
- Broadloom

### KITCHEN

- Fridge
- Built-in Kenmore dishwasher
- Above-ground window
- Frigidaire stove
- Pot lights

### UTILITY ROOM

- Furnace
- Hot water tank (rental)

### LIVING/DINING ROOM

- Open concept
- Pot lights
- Picture window
- Overlooks back garden
- Walk-out to back garden

### 4 PIECE BATHROOM

- Above-ground window
- Ceramic tile surround