

348 GLEN MANOR DRIVE

SPECIAL FEATURES

- Steps to the Kingston Road & Queen Street boutique shopping, restaurants & the Beaches
- Short distance to Rowe Farms, Foodland & Valu-mart grocery
 - Across from Glen Stewart ravine park with walking trails
 - TTC & street car blocks away
 - Large Tutor style home
 - Warm & rich detailing
 - Class lead glass windows
 - Roof '05
 - Central air conditioning
 - Central vacuum
- Trinity High Efficiency hot water boiler with tank-less hot water system
 - 200-amp service
 - Two walkouts
 - Wood burning fireplace
 - Three skylights
 - Wired for security system

INCLUSIONS

All electric light fixtures, all window coverings, central air conditioning, central vacuum & equipment, Trinity High Efficiency hot water boiler with tankless hot water system, built-in stove vent, Electrolux built-in stainless-steel wall oven '16, Electrolux stainless-steel microwave '18, Bosch stainless-steel built-in dishwasher '16, Frigidaire built-in 4 burner gas cooktop, Samsung stainless-steel bottom mount fridge '19, electric fireplace, Maytag washer & dryer, garden shed, built-in pond.

LOT SIZE: 31.89 x 109 feet

TAXES: \$8,582.76/2020

BEDROOMS: 3 + 1

BATHROOMS: 1x4, 1x3

POSSESSION: December/tba

PARKING: Built-in single car garage & one car parking

FRONT EXTERIOR

- Built-in single car garage
- Mature trees and shrubs
- River rock garden
- Built-in single car garage
- Stone retaining wall

BACKYARD

- Two-tier garden
- Interlocking patio
- Stone retaining wall
- River rock garden
- Built-in storage shed
- Mature trees & shrubs
- Flagstone patio
- Large garden shed
- Built-in pond with stone surround
- Fenced yard

FOYER

- Hardwood flooring
- Coat closet
- Freshly painted ceiling '20
- Crown moulding
- Coat closet
- Chandelier

LIVING ROOM

- Double French door entry
- Hardwood flooring
- Large wood burning fireplace with oversized wooden mantle
- Crown moulding
- Large bay window
- Overlooks front garden

DINING ROOM

- Formal
- French door entry
- Wainscoting with plate rail & 2 built-in storage cabinets with glass door accents
- Overlooks sunroom

KITCHEN

- French door entry
- Ceramic tile flooring
- Built-in pantry
- Granite countertops
- Halogen lighting
- Ceramic tile backsplash
- Under cabinet lighting
- Glass accent cabinets
- Sliding pot drawers
- Two stainless-steel inlay sinks
- Built-in stove vent
- Electrolux built-in stainless-steel wall oven '16
- Electrolux stainless-steel microwave '18
- Bosch stainless-steel built-in dishwasher '16
- Frigidaire built-in 4 burner gas cooktop
- Samsung stainless-steel bottom mount fridge '19

BREAKFAST NOOK

- Overlooks back garden
- Built-in bench seating
- Built-in table with granite countertop
- Walk-out to Den
- California style blinds
- Paneled
- Built-in wine rack
- Ceramic tile flooring

SUNROOM

- Skylight
- Sliding door walk-out to back garden & patio
- Ceramic tile flooring
- California style shutters
- Overlooks back garden
- Crown moulding
- Transom windows
- Paneled

UPPER LEVEL

- Broadloom
- Built-in linen closet with sliding drawer storage
- Chandelier

PRIMARY BEDROOM

- Broadloom
- Wall-to-wall sliding mirrored door closet with built-in organizers
- Ceiling fan
- Overlooks front garden
- Built-in shelving
- Single closet with built-in organizers
- Built-in mirrored storage cabinet

BEDROOM

- Broadloom
- Ceiling fan
- Overlooks back garden
- Storage under stairs
- Built-in shelving
- Built-in storage unit with electric fireplace
- Office nook
- Built-in wall-to-wall desk

UPPER LOFT

- Two skylights with retractable blinds
- Broadloom
- Attic access/storage
- Halogen lighting
- Sun-filled
- Paneled

BEDROOM

- Broadloom
- Ceiling fan
- Overlooks back garden
- Closet
- Wainscoting with built-in plate rail
- Large wardrobe

4 PIECE BATHROOM

- Custom vanity with stone countertop & built-in storage
- Ceramic tile flooring & surround
- Built-in storage closet
- California style shutters
- Overlooks front garden
- Large soaker tub with handheld wand

LOWER LEVEL

- Separate entrance
- Built-in storage cabinet
- Mirrored sliding double door closet with access to Trinity High Efficiency hot water boiler with tank-less hot water system
- Large walk-in Cedar closet with built-in organizers
- Storage under stairs
- Access to Garage
- Ceramic tile flooring

RECREATION ROOM

- Broadloom
- Pot lights
- Built-in desk & storage
- Mirrored sliding double door access to laundry
 - Maytag washer & dryer
 - 200-amp service

3 PIECE BATHROOM

- Ceramic tile flooring
- Walk-in glass shower
- Pot lights

LOCAL SCHOOLS

TORONTO DISTRICT SCHOOL BOARD

www.tdsb.on.ca 416-397-3000

JK-6 Williamson Road Jr. P.S.

24 Williamson Road, 416-393-1740

7-8 Glen Ames Senior P.S.

18 Williamson Road, 416-393-1800

9-12 Malvern C.I.

55 Malvern Avenue, 416-393-1480

FRENCH PROGRAMS

JK-6 Williamson Road Jr. P.S. (Early immersion)

24 Williamson Road, 416-393-1740

7-8 Glen Ames Senior P.S. (Grade 7 extended French)

18 Williamson Road, 416-393-1800

JK-8 Duke of Connaught Jr. & Sn P.S. (Junior extended French & middle immersion)

70 Woodfield Road, 416-393-9455

JK-8 St. Brigid C.S. (French Immersion JK-grade 2)

50 Woodmount Avenue, 416-393-5235

TORONTO CATHOLIC DISTRICT SCHOOL BOARD

www.tcdsb.org 416-222-8282

JK-8 St. John C.S.

780 Kingston Road, 416-393-5220

JK-8 St. Brigid C.S. (French Immersion JK-grade 2)

50 Woodmount Avenue, 416-393-5235

TORONTO PRIVATE SCHOOLS

<https://www.ourkids.net/toronto-private-schools.php>

Pre K-12 St. Clement's School

21 St. Clements Avenue, 416-483-4835

Pre K-12 Toronto French School

306 Lawrence Avenue E., 416-484-6533

JK-12 Havergal College (girls)

1451 Avenue Road, 416-483-3843

SK-12 Upper Canada College (boys)

200 Lonsdale Road, 416-488-1125

3-12 Crescent School (boys)

2365 Bayview Avenue, 416-449-2556