



CHESTNUT PARK
REAL ESTATE LIMITED, BROKERAGE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

255 GLENCAIRN AVE

THE RUSSELL TEAM
45 YEARS OF EXPERIENCE

Welcome to 255 Glencairn Ave!

255 Glencairn Avenue is an outstanding renovation of a traditional centre hall plan house. The house sits on an exceptional 50 X 207 ft south lot.

This three storey home offers six large bedrooms and 5 bathrooms. The main floor has an enormous sun drenched family room with wall-to-wall windows overlooking lush rear gardens. The lower level offers a massive rec room with soaring ceiling heights, above grade windows and multiple storage rooms and closets. It is an ideal space for kids and teenagers.

There is an almost perfect blend of private and communal space for large families. John Ross Robertson Public School, Lawrence Park Collegiate and Havergal School for girls are all within walking distance. 255 Glencairn Avenue is a rare opportunity to move into one of Toronto's most desirable neighbourhoods.





Updates

2021

- New High Efficiency Furnace in Attic (services 2nd and 3rd floor) with new WiFi programmable thermostat on 2nd floor
- New AC (services 2nd and 3rd floor)

2020

- New skylights (main floor)
- Painted Dining Room, Living Room, Basement
- Rec Room, and Basement Hallway with doors, Basement Bathroom, 2nd Floor Bathroom, Master Bathroom, NW Bedroom on 2nd Floor, Master Bedroom and Office
- New Fridge (Main Floor)
- Front half of roof replaced (North Side)

2019

New Stove

2018

Painted Family Room and main up and down hallway and NE Bedroom

2017

- New High Efficiency Furnace in Basement (services main floor and basement) with new WiFi programmable thermostat on main floor





MAIN FLOOR

Front Hall Foyer

- Wainscotting
- Crown Moulding
- Hardwood Floors & Tile

Family Room

- Hardwood Floors
- New Skylights
- Wall to wall windows
- Two separate walkouts to expansive backyard
- Pot lights

Eat-In Kitchen

- Granite Countertops
- New stainless steel refrigerator and Gas Stove with Double Oven
- Built-in microwave
- Undermount cabinet lighting
- Hardwood Floors
- Peninsula Island/Breakfast Bar
- Double Stainless Steel Sink

Dining Room

- Hardwood Floors
- Crown Moulding
- Large Windows
- Matching Chandelier and Sconces

Living Room

- Hardwood Floors
- French Doors
- Large Window
- Gas Fireplace
- Potlights (multiple arrays, independently dimmable)

Powder Room (2 Piece)

SECOND FLOOR

Master Bedroom

- Walk-in closet
- Hardwood Floors
- Wall to wall windows overlooking expansive south facing backyard

Ensuite (5 Piece)

- Double Sink
- Granite Countertops
- Skylight
- Large Windows

Bedroom (SE Corner)

- Currently used as office
- Hook up for Washer and Dryer in Double Closet
- Hardwood floors
- Large South Facing Window
- East Facing Window

Bedroom (NE Corner)

- Hardwood floors
- Double Closet
- North and East Facing Windows

Bedroom (NW Corner)

- Hardwood Floors
- Two Double Closets
- North and West facing windows
- Pocket door to second floor bathroom

Second Floor Bathroom (5 Piece)

- Double Sinks
- Pocket Door to Bedroom

THIRD FLOOR

Bedroom (East Side)

- East and South Facing Windows
- Two Double Closets
- Broadloom

Bedroom (West Side)

- Two Closets
- Broadloom
- Skylight
- North and West facing window

Bathroom (4 Piece)

BASEMENT

- Laundry Room
- Enormous Rec Room with Gas Fireplace, Broadloom and Built-in Shelving
- Generous Storage Throughout (including five wall-to-to wall closets along hallway)
- Large Storage Room with windows which could be used as a bedroom
- 3 Piece Bathroom
- Small Storage Room with Window





Additional Information

Property Taxes 2020

\$13,877.15

Inclusions

All electric light fixtures, GE Stove, Built-in GE microwave, Kitchen Aid Refrigerator, Frigidaire Dishwasher, Maytag Refrigerator in basement, LG Washer and Dryer, Central Vac and Equipment, Pond and Pond Equipment, Both Garden Sheds in the Backyard, All existing blinds, in-ground irrigation system, pool table.

Exclusions

Stand-up freezer in the basement, all curtains, Bell modem and TV converters, Acurite temperature sensing system including base and remote monitoring units, Security cameras, plug in CO2 sensors, Hot Water Tank (Rental), ADT Alarm System, BBQ.

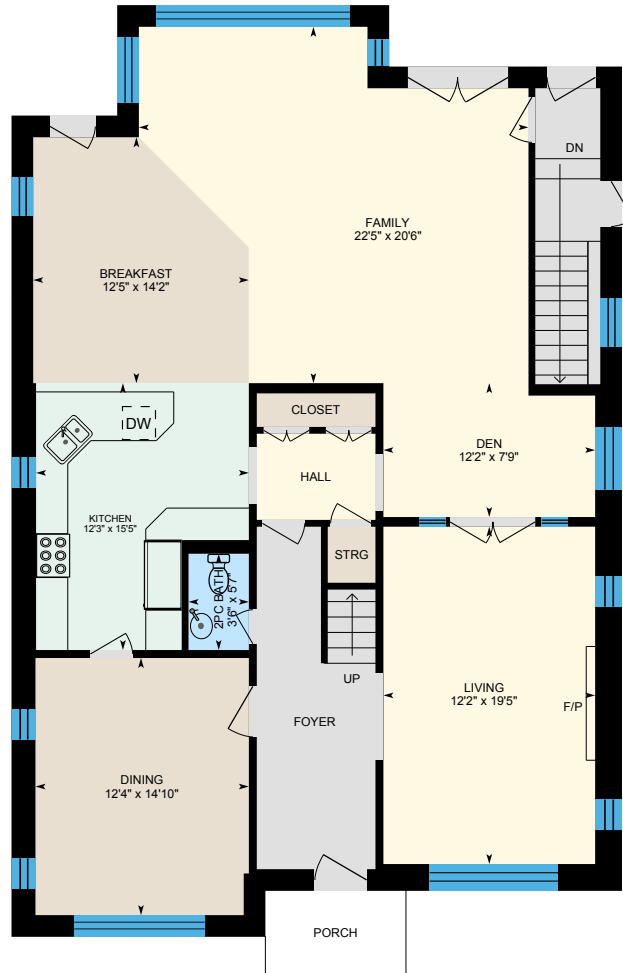
Other Notes

- ADT - \$48.62 monthly. New buyers can contact ADT to have it reconnected.
- Hot water tank is rented at cost of \$34.69 per month from Enercare
- Survey available
- Exterior Irrigation System (Front and Back)
- Built-in Speakers in family room
- Two Carrier Touch Infinity Touch Thermostats
- Gas line hook up for BBQ
- Two separate heating and cooling systems. One services the 2nd and 3rd floor and the other services the main floor and basement
- Gas Fireplaces x2
- Double Closet in the Office is plumbed for laundry

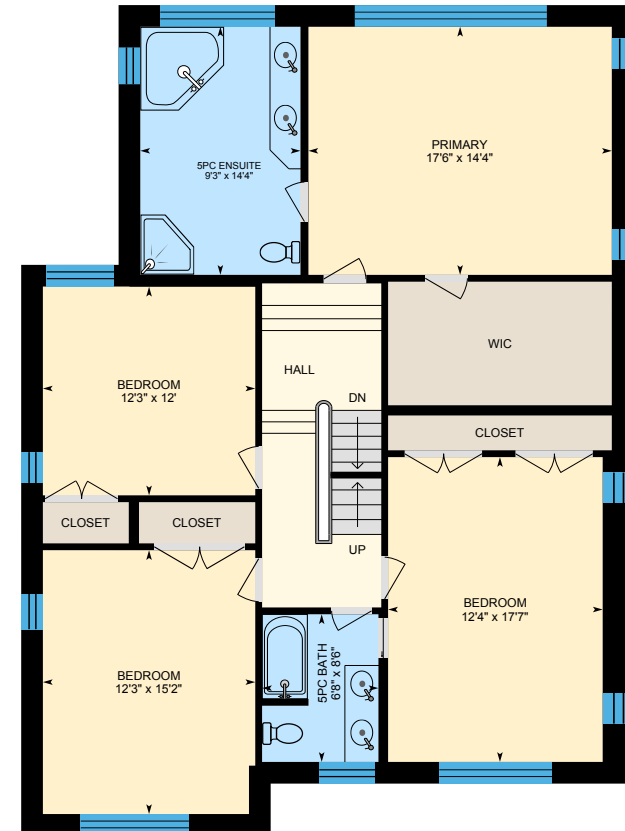
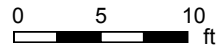


255 Glencairn Ave, Toronto, ON

Main Building: Total Exterior Area Above Grade 4108.18 sq ft



Main Floor
Exterior Area 1732.17 sq ft



2nd Floor
Exterior Area 1528.78 sq ft



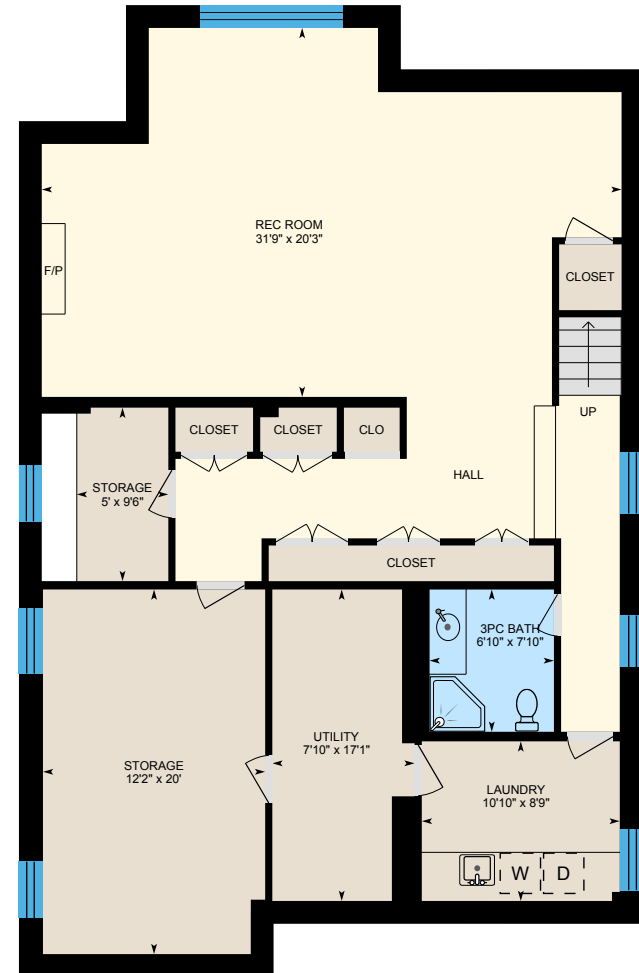
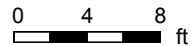
PREPARED: Feb 2021

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Main Building: Total Exterior Area Above Grade 4108.18 sq ft



3rd Floor
Exterior Area 847.23 sq ft



Basement (Below Grade)
Exterior Area 1659.19 sq ft



PREPARED: Feb 2021

50 X 207 FT SOUTH LOT

CENTRE HALL FLOOR PLAN

THREE STOREYS

LARGE PRIVATE DRIVE WITH CARPORT

JRR SCHOOL DISTRICT

STEPS TO AVE RD AND HAVERGAL COLLEGE

SUN DRENCHED FAMILY ROOM

REC ROOM WITH SOARING CEILINGS

SIX LARGE BEDROOMS



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