



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

225 GLENGROVE AVE W

THE RUSSELL TEAM
RUSSELLTEAMTORONTO.COM

Welcome to 225 Glenrove Ave West!

225 Glengrove Avenue West is located in the sought-after John Ross Robertson Public School catchment area. Glenview Senior Public School and Lawrence Park Collegiate Institute are located to the north. Commonly known as the JRR neighbourhood, this community has been prized by many generations for its safety, tranquility, architectural beauty and proximity to shops, restaurants and public transit. It is not at all unusual for children who grew up here to return as married adults wanting to raise their own children with the advantages they enjoyed growing up. Whether you are a Buyer returning to your roots or a family wanting to become part of one of Toronto's most desirable neighbourhoods, 225 Glengrove Avenue West is a remarkable buying opportunity.





Property Updates

2021

- 2021 - Painted front door, front porch and back deck

2019

- New backyard fence on south and east
- Upgraded pergola

2018

- New roof
- New air conditioner

2006

- Renovated eat-in breakfast room & study with 2-storey new brick exterior and new windows
- New back deck

2003

- Updated wiring
- New furnace
- New outdoor landscaping front and back





MAIN FLOOR

Foyer

- Hardwood Floors
- Original Leaded Glass Windows x2 on Stair Landing
- Wainscotting
- Front Hall Closet

Living Room

- Wood Burning Fireplace
- Hardwood Floors
- Potlights
- Large windows
- French Doors opening into dining room

Dining Room

- Hardwood Floors
- West facing leaded glass windows with shutters
- Large Windows south facing over backyard
- Wainscotting
- Serving window

Kitchen

- Arborite laminate countertop
- SS Double Sink
- Lowered Breakfast Bar fits 3 bar stools/peninsula island
- Pot lights
- Ceramic tiles backsplash and floor
- Under-mounted lighting

Breakfast Room

- Large south facing windows
- Sliding door walkout to deck
- Ceramic tiles floor

Backyard

- Large south facing windows
- Sliding door walkout to deck
- Ceramic tiles floor

SECOND FLOOR

4-Piece Bathroom

- Window
- Ceramic Tile floor
- Window
- Built-in vanity with storage
- Linen closet with double doors

Bedroom 1 Principal Room

- Hardwood Floors
- Double Closet with Sliding Mirrored Doors
- South Facing Windows Overlooking garden

Bedroom 2

- Hardwood Floors
- Window North Facing
- Closet

Bedroom 3

- Hardwood Floors
- B/I Desk & shelving
- Window North Facing
- Closet

Bedroom 4 (set up as office)

- Hardwood Floors
- Floor to ceiling built in shelving
- Window overlooking south facing gardens

BASEMENT

Laundry Room

- Built-in Closet
- Broadloom
- Walkout to side door

3-Piece Bathroom

- Ceramic tile floor
- Shower
- B/I vanity

Bedroom/Rec Room

- Double Closets x 2
- Window
- Broadloom
- Window





Additional Information

Property Taxes 2020

\$9,451.33

Inclusions

Non-Excluded window coverings, SS Asko Dishwasher, Stove/Oven, Fridge, All non-excluded light fixtures, Washer and Dryer, Laundry Sink, Built-in Shelving Units in Bedrooms

Exclusions

Built-in white cabinets in living room, Dining room chandelier, Breakfast room pendant light, 4 Radiator covers (2 ground floor; 2nd second floor), Hanging arm lamp in 2nd floor bedroom, decorative mirrors in bathrooms, Chest Freezer and Mini Fridge in Basement, Bar Stools, Curtains in master bedroom and blue bedroom

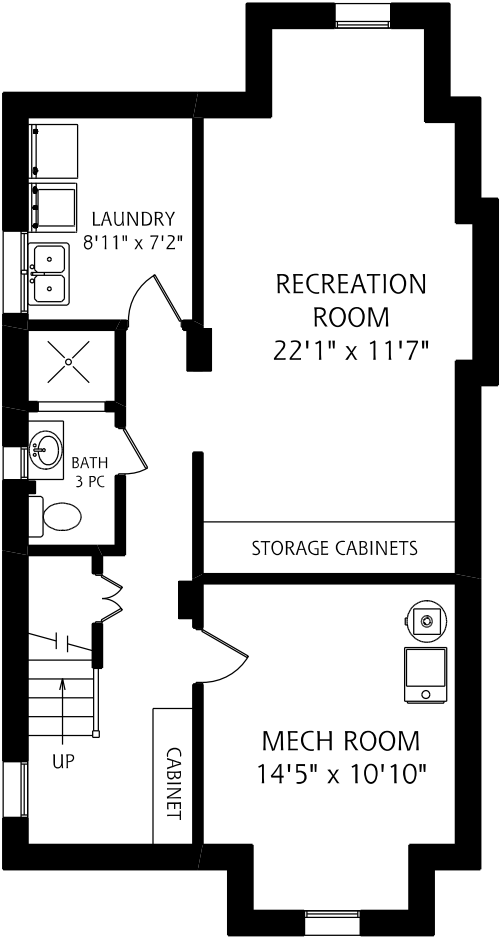
Other Notes

- Furnace owned
- Hot Water Tank Rental
- City Parking - Legal Two Car Parking.
Ownership must be transferred upon closing
Annual renewal payment is \$260.09 +HST
- Survey and Home Inspection Avail Upon Request

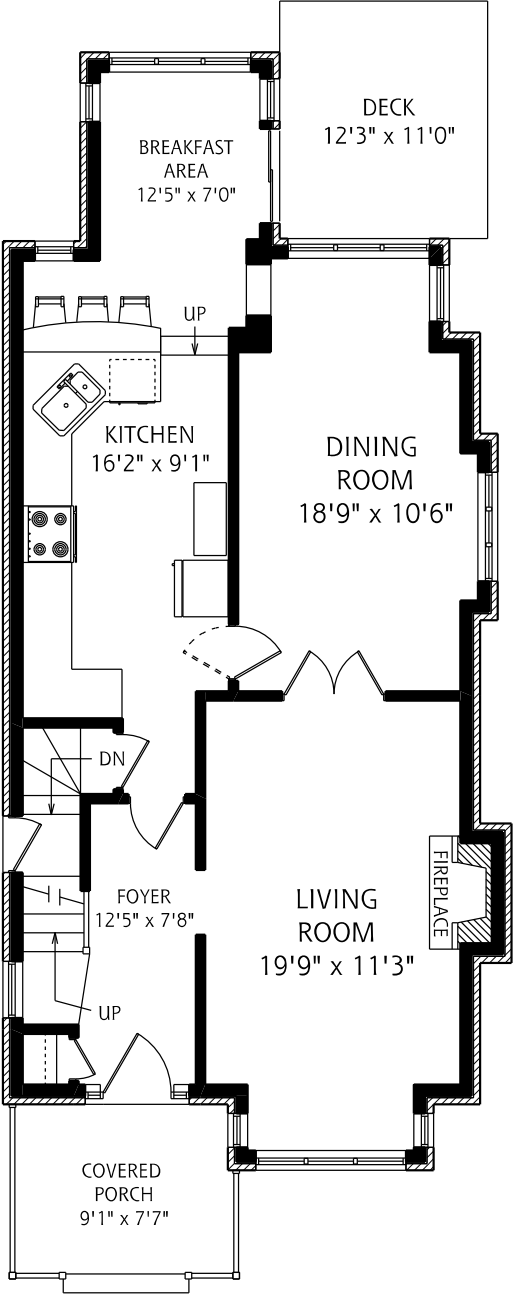




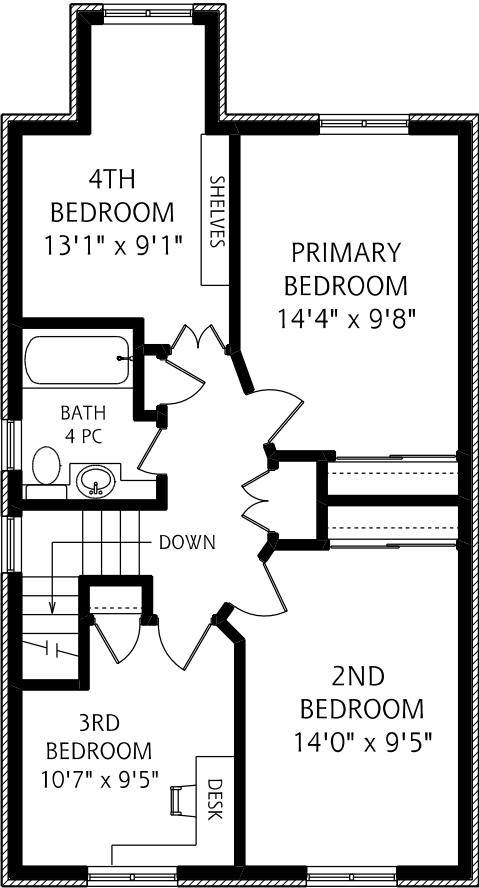
225 GLENGROVE AVENUE WEST



LOWER LEVEL
795 SQUARE FEET

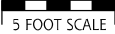


MAIN FLOOR
920 SQUARE FEET



SECOND FLOOR
755 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE





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