

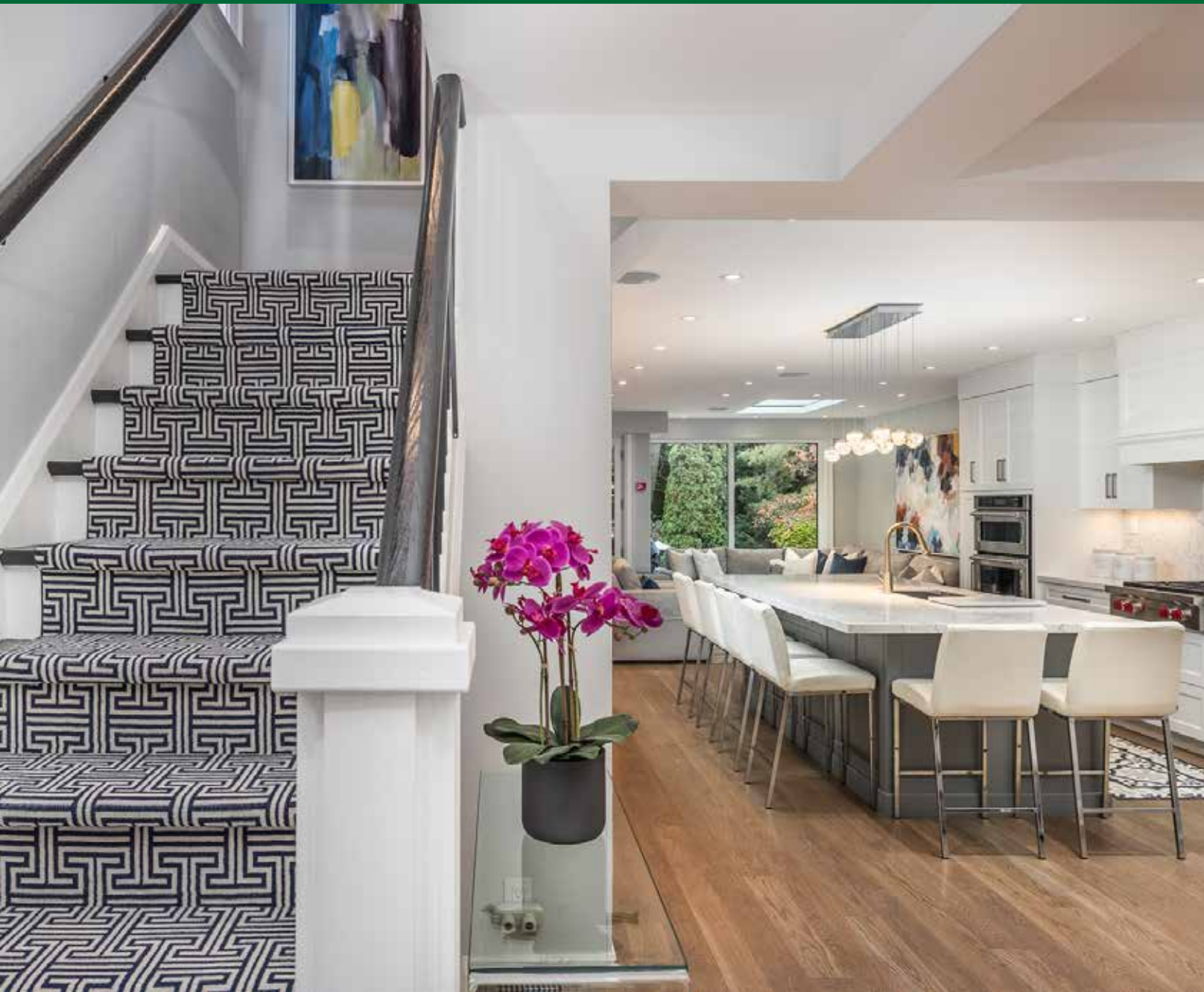


178 Glenview Avenue



# Welcome to 178 Glenview Avenue

Welcome to this wonderful family home, beautifully situated in a ravine-like setting, backing onto the upper fields of Havergal College. This home has been reimagined by Irwin Allen Design Build with a stunning new kitchen with a centre island and breakfast bar, plus a concealed workstation. The back elevation is all glass, inviting the outdoors in, and provides a backdrop to enjoy watching the seasons change. The house offers new hardwood floors, recessed lighting, washrooms, windows and doors, mechanics, roof, everything has been extensively redone with an addition in 2020. The professional landscaping both front and back completes this extremely stylish home. The lot extends over 200 feet back, truly an oasis in the city and completely private. Enjoy this prime location in Lytton Park on this sought after family friendly street, walkable to Lawrence Park Collegiate, Havergal College, John Ross Robertson and Glenview Senior Public School.









## MAIN FLOOR

### Foyer

- Heated porcelain tile floor
- Leaded glass front door with code lock
- Custom runner on staircase
- Double coat closet
- Recessed LED lighting

### Dining Room

- Hardwood floor
- Windows overlooking front garden
- Built-in ceiling speakers
- Recessed LED lighting

### Kitchen

- Wide plank white oak hardwood floor
- Quartz countertops
- Centre island with breakfast bar and storage
- Stainless steel farmers sink with KWC gooseneck faucet
- KitchenAid stainless steel double door fridge with icemaker and water filter
- Wolf 30" four burner gas cooktop
- Concealed exhaust fan/lights
- KitchenAid built-in stainless steel wall oven
- KitchenAid built-in stainless steel microwave drawer
- Miele concealed dishwasher
- Pantry
- Wine display storage
- Built-in pullout workstation
- Built-in cabinetry with bar/coffee station
- Built-in ceiling speakers
- Central vacuum sweeps
- Pendant lighting over centre island
- Under cabinet lighting
- Recessed LED lighting

### Living Room

- Wide plank white oak hardwood floor
- Built-in white oak wall console
- Built-in surround sound speakers and subwoofers
- Built-in gas fireplace with floor to ceiling marble surround
- Skylight
- Recessed LED lighting
- Wall-to-wall windows and glass French doors walk out to deck and garden

## SECOND FLOOR

### Primary Bedroom

- Hardwood floor
- Walk-in closet with built-ins and track lighting
- Built-in end tables and extended console
- Large picture window overlooking the garden
- Built-in ceiling speakers
- Recessed LED lighting

### Five Piece Ensuite Washroom

- Heated limestone tile floor
- Vanity with granite countertops
- Medicine cabinet
- Polished chrome fixtures and taps
- Built-in mirror
- Large soaker air jet (remote) tub with granite surround
- Glass enclosed shower with rain showerhead
- Built-in towel shelf
- Built-in towel racks
- Built-in ceiling speakers
- Large picture window the garden and treetops
- Recessed LED lighting

### Bedroom

- Hardwood floor
- Window with roller blinds
- Built-in closet
- Recessed LED lighting

### Four Piece Washroom

- Heated tile floor
- Vanity with marble countertop
- Polished chrome fixtures and taps
- Built-in mirror
- Built-in towel racks
- Frosted window
- Soaker tub with shower
- Built-in shelving
- Recessed LED lighting

### Bedroom

- Hardwood floor
- Walk-in cedar closet with built-ins
- Picture window with roller blinds and treetop views overlooking Glenview Avenue
- Recessed LED lighting

### Linen Closet

## LOWER LEVEL

### Separate side entrance

### Recreation Room

- Broadloom
- Built-in shelving and entertainment centre
- Built-in desk
- Built-in seating
- Built-in wall speakers
- Above grade windows
- Recessed LED lighting

### Storage Closet

### Two Piece Washroom

- Tile floor
- Beadboard
- Medicine cabinet
- Polished chrome fixtures and taps
- Plumbed for a shower

### Office

- Laminate flooring
- Built-in shelving
- Built-in cabinets
- Above grade window

### Laundry Room

- Workbench
- Kenmore Smartwash QuietPak frontloading washer
- Kenmore Elite Smartheat frontloading dryer
- Built in cabinets and laundry table

## UPGRADES BY CURRENT OWNERS

### Exterior and Landscaping

- Front Yard Irrigation System
- Rear Flower Bed Upper and Lower including Planter and Herb Garden Irrigation System
- Custom Exterior Low Voltage Front and Rear Landscape Lighting. Rear Fence line, Front and Rear Up Lighting, Rear Stair tread lighting, Front Curb. Switch located at rear door gang. Transformer mounted in storage room.

- Remotely Switched rear lawn flood lighting
- Rear Patio Flood Light on 3 way switch – Switchable via Rear Patio Doors & Master Bathroom
- Bur Oak Tree in front planted 2019 (replaced a 100 Year Old Norway Maple)
- Front, Rear and Upper Soffits Finished in Clear Tongue and Groove Clear Cedar – Oil Finish
- Phantom screen @ front door and similar for back doors
- Liteline RM35 Pot Lights with Black Trim Front and Rear
- Concealed Power Plug above Rear Veranda (Rear Security Camera Ready)
- Hidden Storage Area above front Veranda via Access Hatch (perfect for seasonal item storage - skis / seasonal decorations ect) Power for additional front Camera ready
- New Asphalt Driveway and Limestone Curb 2021
- Masonry Maintenance 2022
- New Asphalt Shingles and Roof Vents (via Dominion Roofing 2016)
- Front downspouts drain to storm sewer via accepted exemption program by City of Toronto - 2014
- Gas Meter Regulator and Seals replaced by Enbridge 2018
- Custom Fully Insulated and Sound Proofed - 2 Story Rear Shed (Mancave)- Work Shop / Storage / Home Recording Studio – 60 Amp Sub Panel - Incl 220 Volt Panel Heater, Wifi Thermostat / Humidity Control / 240 CFM Ventilation Fan / Upper Storage / Cable and Cat 5 with Range Extender / Two TV's and Rear Patio Surround Sound
- Two exterior accessed ground floor climate-controlled storage areas
- Under Rear Deck and Stairs Dry Storage – with water proofing and drainage system. Perfect for bikes, tools, bins, winter tires.
- Under Front Deck Storage via Access Door – store driveway salt, fuel cans, washer fluid etc.
- Flagstone lower terrace

### HVAC & Electrical

- New 1.5 Ton A/C Unit Compressor and Coil 2022
- Dual Stage Modulating Gas Furnace installed in 2009



- Giant UG-60 natural Gas Water Heater 60 Gallons (Purchased New and Installed 2019 - Not Rented) - can be easily automated to be remotely switched on and off.
- 100 Amp Panel – house completely rewired (75% new circuits) and recertified in 2019. Panel completely rewired and restructured.
- Centralized Network Hub (Currently Bell / Easy Switch to Rogers) 10 - Cat5 ethernet wire runs to all critical locations in the home. Home office X 2, Main floor Hifi & TV, Principal Hifi, Basement Lounge Xbox / TV / Mashed and Home Recording Studio
- Lutron dimmers throughout the home

#### HOME THEATRE / AUDIO

##### Main floor

- Three zone stereo zones (living / kitchen / dining) 80 watt RMS 8” in ceiling speakers encapsulated in custom MDF boxes to limit in ceiling noise bleed.
- Driven by Onkyo Receiver Cat5 Wired – Chromecast / Spotify / Youtube Music / ect 100 Watt RMS
- LG TV is Cat5 wired direct ethernet
- Home Theatre – Custom 9.2 Dolby Surround Sound System. Built in front left right and center channels 80 watt RMS. In ceiling mid channels. Built in rear surround. Custom TWIN 10” and 12” inwall MDF subwoofer boxes. Subwoofer Amplifier. Total System Power 1500 Watts RMS. 75” LG OLED Smart TV. Harmony integrated remote control. Custom built stereo cabinet with sliding drawer for components including with ventilation fans.

##### Master bedroom

- Built in 2 zone stereo (bedroom and bathroom)
- In ceiling speakers / Cat 5 Wired / Currently set up with Rogers Apple TV ect

##### Basement Lounge

- 5.1 Surround Sound – Bookshelf speakers front, left and right. Built in rear channels. Built in sofa
- Is wired for subwoofer power and RCA cable. Currently running a PSW 200 watt powered subwoofer.
- Cat5 wired for TV Xbox ect.

#### Interior Features

- Main floor ceiling fully insulated with Rockwool Safe n Sound. Stops noise transference to upper floor.
- Regency Chicago Corner 40” Gas Fireplace with Log Set and Accent Lighting. Proflame II remote with adjustable flame and onboard thermostat. Stone Chase with hidden heat reveal.

#### Other Features

- Full main floor squared off and renovation in 2020
- New windows in 2020 - main and second floor
- Elara Shades on the main floor w/ Gapos motors by Brading Specialty Shades
- Nest thermostat
- Nest doorbell
- Gutter protectors on eavestrough on house
- Garden shed build in 2010
- 25 year warranty on exterior siding

### ADDITIONAL INFORMATION

#### Taxes:

\$11,191.53 (2022)

#### Lot Size:

25' x 206'

#### Possession:

60 Days / TBA

#### Inclusions:

All kitchen appliances, washer, dryer, all electric light fixtures, televisions in living room and primary bedroom, all related components, all roller blinds, all automatic blinds and remotes, ceiling fans, all custom built-ins, central vacuum and related equipment, basement fridge, garden workshop.

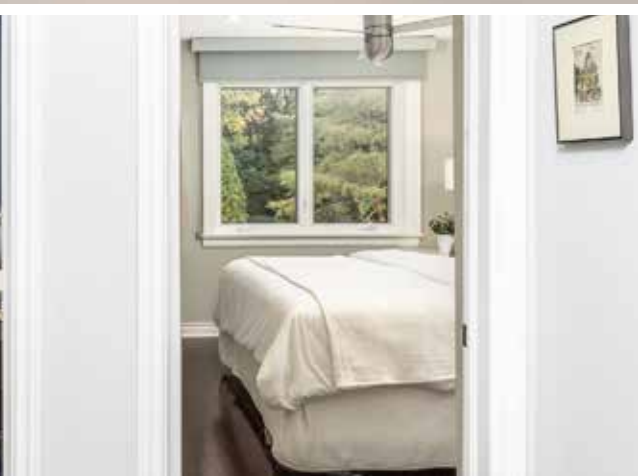
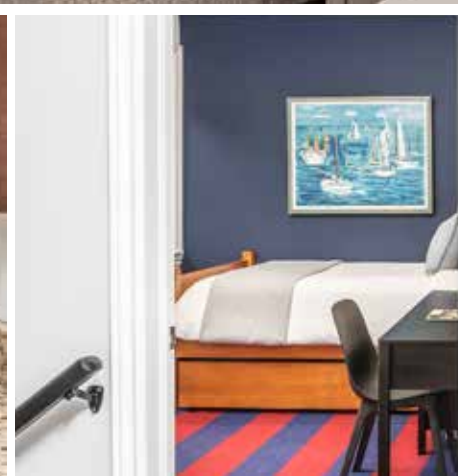
**Offered For Sale at \$2,348,000.<sup>00</sup>**













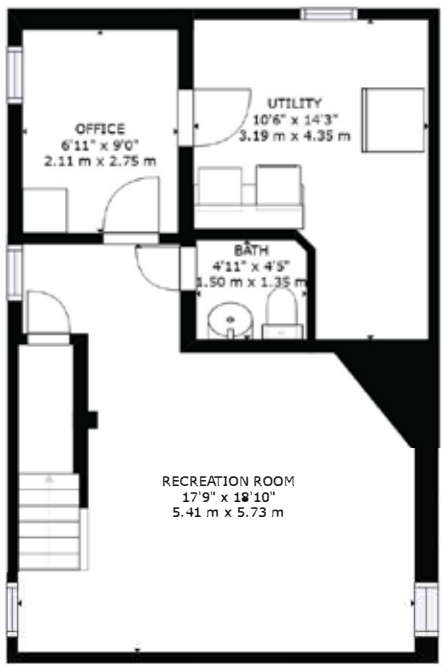




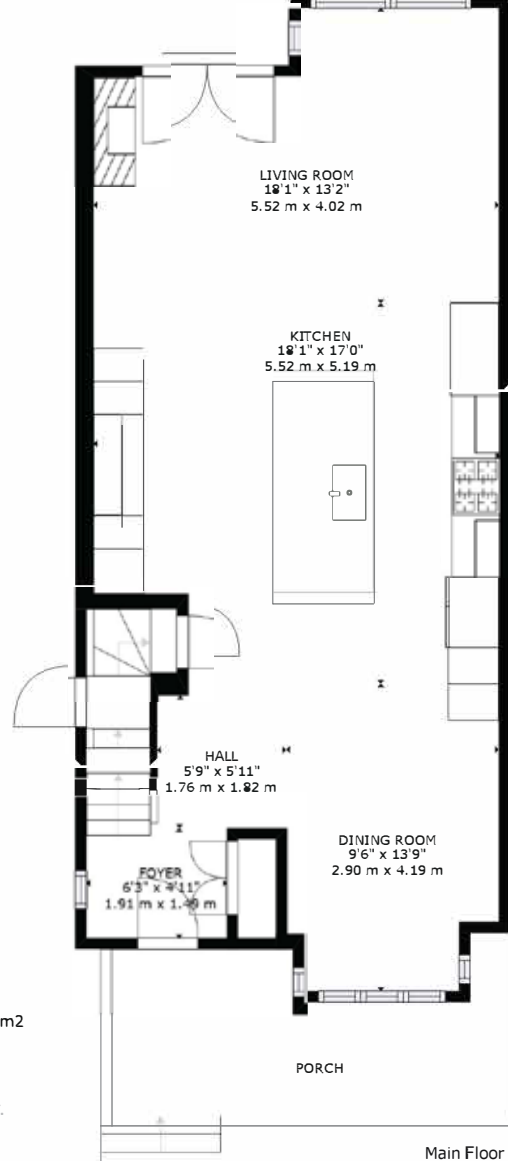




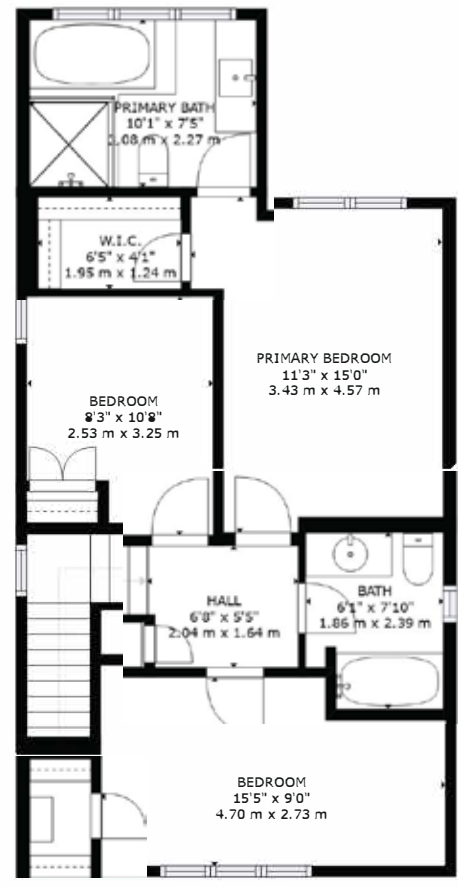
# Floor Plan



Lower Level

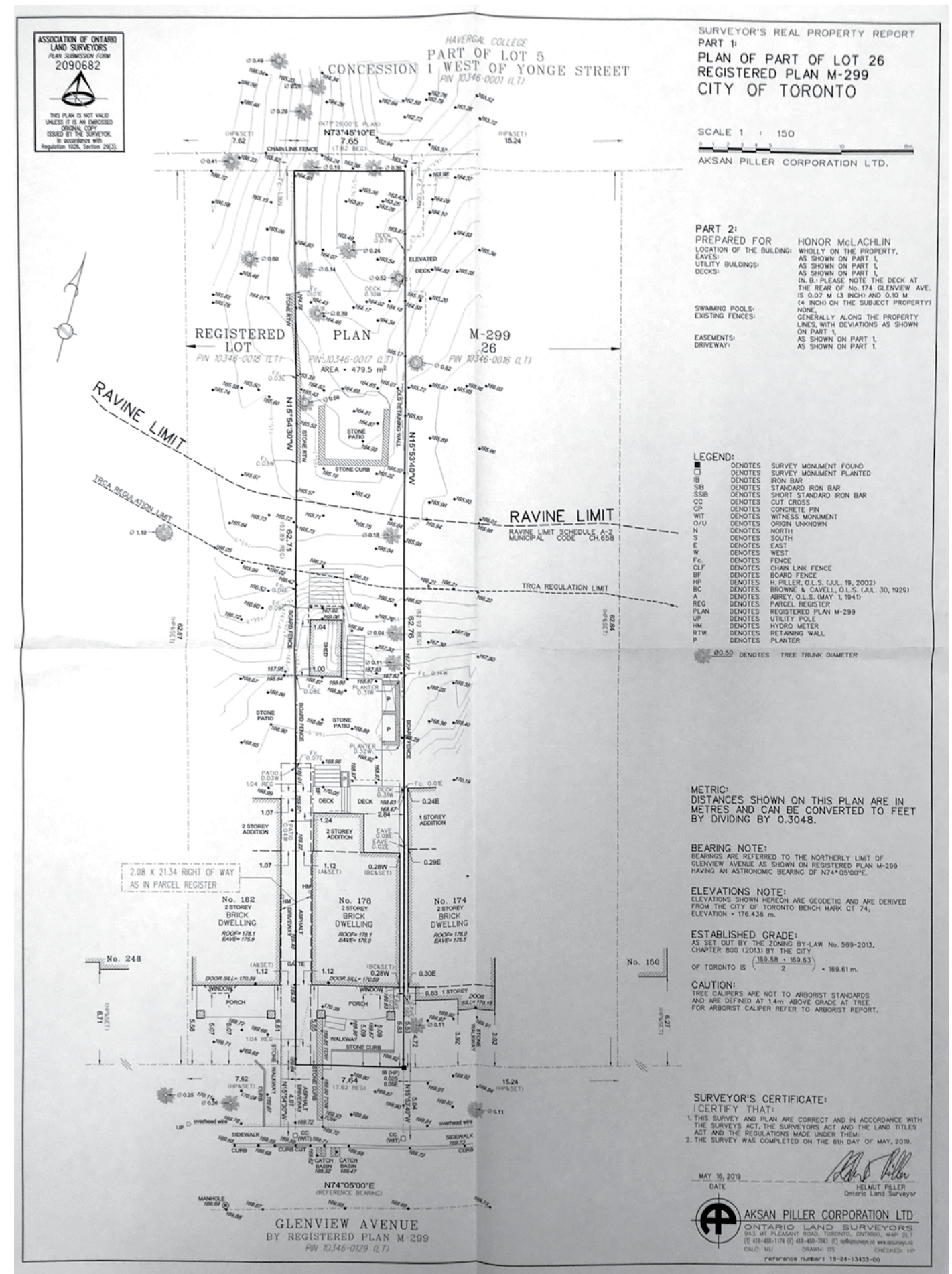


Main Floor



Second Floor

Lower Level: 514 sq. ft, 48 m<sup>2</sup>, Main Floor: 745 sq. ft, 69 m<sup>2</sup>  
 Second Floor: 635 sq. ft, 59 m<sup>2</sup>, EXCLUDED AREAS:  
 PORCH: 119 sq. ft, 11 m<sup>2</sup>  
 TOTAL: 1894 sq. ft, 176 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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