



LW Leeanne  
Weld

132 Alexandra Boulevard





## *Dear Future Owners of 132 Alexandra Boulevard*

Welcome to what has been a wonderful home for us on Lytton Park's most cherished street. This four bedroom house is perfectly suited for a family with top rated public and private schools just minutes away.

The best part of living on Alexandra Boulevard are the neighbours and the strong sense of community. There are fun gatherings throughout the year including street parties, social gatherings, regular walking groups and book clubs. Neighbours can be counted on in times of need, providing food and support or just doing little errands. Lifelong friendships are made on this wonderful street that make it very difficult to ever leave!

All three of our children made many great friends from their time at John Ross Robertson with whom they stay in close touch with many years later.

Alexandra Boulevard is a 10 minute walk to many wonderful shops and restaurants along Yonge St. Walk another 5 minutes and you are at the Eglinton subway or you can drop into the beautiful Sherwood Park and explore the ravine paths that extend continuously to Bayview Avenue.

We will be sad to leave this street and our home but strongly feel it is time for a new family to make it their space and create their own memories.

Lytton Park at its best!



## WELCOME TO 132 ALEXANDRA BOULEVARD

Quintessential family home situated on a beautiful lot on the best street in Lytton Park. This lovely centre hall home features a double living room, formal dining room and a gourmet kitchen, breakfast area, and family room stretching across in the two storey addition. French double doors walk out to the mature and private garden with private stone patio and built-in Wolf barbeque area. The spacious primary bedroom has a sitting area, dramatic cathedral ceilings, and lovely treetop views. Four other bedrooms and washroom are offered on this floor. A recreation room, a playroom/gymnasium, wine cellar, additional bedroom, washroom, and laundry area are found in the dug down lower level. This gracious home is walking distance to John Ross Robertson and Havergal College, other area schools are close by. Yonge Street transit and shops are at your doorstep. This home awaits the next lucky family!





























# MAIN FLOOR

## FOYER

- Hardwood floor
- Front door with sidelites
- Wainscoting
- Crown moulding
- Open staircase
- Recessed halogen lighting

## DINING ROOM

- Hardwood floor
- Crown moulding
- Plaster ceiling medallion
- Large bay window with attractive views overlooking Alexandra Boulevard

## DOUBLE LIVING ROOM

- Hardwood floor
- Crown moulding
- Wood burning fireplace with decorative plaster carved mantle with limestone surround and hearth
- Built-in custom bookcases and cupboards
- Large bay window
- Recessed halogen lighting
- French doors to family room

## FAMILY ROOM (SUNKEN)

- Hardwood floor
- Open to kitchen and breakfast area
- Custom built-in bookcases and cupboards
- Wood burning fireplace with custom mantle
- Large bay window with floor to ceiling windows
- Built-in surround sound speakers
- Recessed halogen lighting

## MUD ROOM

- Cork floor
- Built-in cubbies/
- Walk out to garage

## BREAKFAST AREA

- Hardwood floor
- Open concept
- Ceiling medallion

## KITCHEN

- Hardwood floor
- Crown moulding
- Built-in desk with quartz counter
- Quartz countertops
- Center island with breakfast bar
- Double stainless steel sink with gooseneck faucet and spray
- Marble tile backsplash
- OCS oven with four burner cooktop with grill
- Concealed range hood/exhaust

- SubZero concealed refrigerator and freezer drawer
- Miele concealed dishwasher
- Panasonic built-in stainless steel microwave
- Garbage and recycling drawer
- Pantry with custom pull out drawers
- Coffee station and servery
- Leaded display cabinets
- Under cabinet lighting
- Recessed halogen lighting
- Floor to ceiling windows
- Sliding French doors walk out to garden

## POWDER ROOM

- Hardwood floor
- Wainscoting
- Crown moulding
- Vanity with polished chrome fixtures and taps

## DOUBLE COAT CLOSET

# SECOND FLOOR

## LINEN CLOSET

## PRIMARY BEDROOM

- Carpet
- Angled ceilings
- Walk-in closet with built-in shelving and skylight
- Glass French door
- Large picture window overlooking the rear garden
- Pot lighting

## SEVEN PIECE ENSUITE WASHROOM

- Limestone tile floor
- Double vanity with Caesarstone countertops
- Nickel fixtures and taps
- Wall sconces
- Built-in medicine cabinet
- Separate water closet with separate vanity and sink
- Soaker tub with jets and limestone surround
- Glass enclosed shower with shower bench and rain showerhead
- Window
- Skylight
- Recessed halogen lighting

## BEDROOM WITH SITTING AREA

- Carpet
- Crown moulding
- Double closets
- Walk out to balcony
- Recessed halogen lighting

## BEDROOM WITH OFFICE AREA

- Carpet
- Crown moulding
- Double closets
- Built-in desk with shelving
- Large picture windows overlooking Alexandra Boulevard
- Recessed halogen lighting

## FOUR PIECE WASHROOM

- Tile floor
- Vanity with polished chrome fixtures and taps
- Limestone counter
- Glass enclosed soaker tub with shower
- Wainscoting
- Octagonal window
- Recessed halogen lighting

## BEDROOM

- Carpet
- Crown moulding
- Custom built-in bookcase
- Picture window with treeline views overlooking Alexandra Boulevard
- Recessed halogen lighting

## BEDROOM

- Carpet
- Crown moulding
- Double closet
- Two large windows
- Recessed halogen lighting

# LOWER LEVEL

## RECREATION ROOM

- Broadloom
- Built-in entertainment console with shelves and cupboards
- Built-in speakers
- Coat closet
- Built-in open shelves
- Large above grade window
- Recessed halogen lighting

## UTILITY ROOM

## LAUNDRY ROOM

- Tile floor
- Whirlpool frontloading washer
- Whirlpool frontloading dryer
- Laundry sink and cupboards
- Ironing board closet
- Refrigerator
- KitchenAid wall oven

## UTILITY ROOM

## PLAY ROOM/GYM

- Broadloom
- Wall-to-wall closets
- Recessed halogen lighting

## WINE CELLAR

- Slate floor
- Custom racking
- Humidifier
- Storage for 640 bottles

## BEDROOM

- Broadloom
- Double closets
- Built-in open shelves
- Above grade window
- Recessed halogen lighting

## THREE PIECE WASHROOM

- Tile floor
- Vanity with polished chrome fixtures and taps
- Glass enclosed shower
- Recessed halogen lighting

# ADDITIONAL INFORMATION

Taxes: \$18,362.51 (2023)

Lot Size: 50' x 138.08'

Parking: Private drive and built-in one car garage with excellent height (possible lift) and ample storage.

Possession: 60-90 Days / TBA

Inclusions: All kitchen appliances, washer, dryer, all electric light fixtures, all window coverings, all custom built-ins, central vacuum and equipment, two furnaces, two air conditioners, Nest thermostats, alarm system (monitoring extra), ceiling fans, dimmer switches, Built-in Wolf BBQ on the patio.

Exclusions: All televisions, audio/visual components and remotes, curtains in master bedroom, upstairs office and southeast bedroom, light fixture in foyer, light fixture in hallway by powder room, hanging mirrors in washrooms, garden urns.

Note: Speak to LA re: National Home Inspection

**OFFERED FOR SALE  
AT \$4,499,000.00**























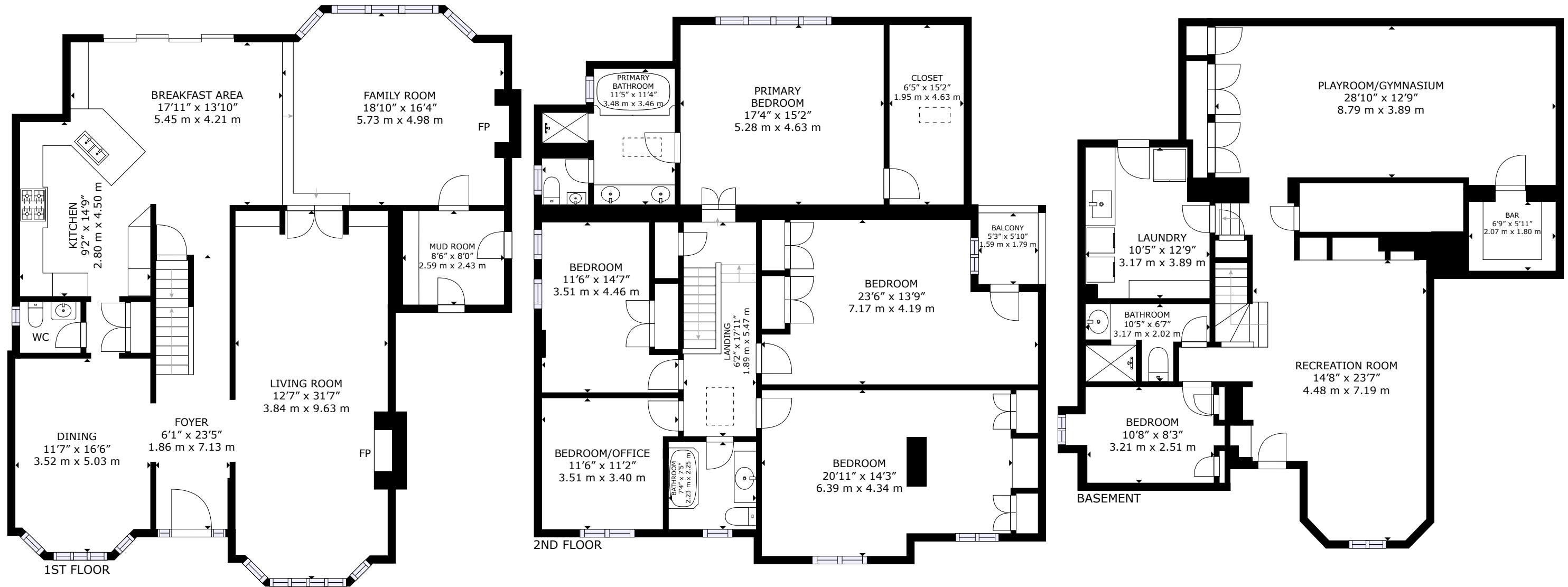








# Floor Plan



GROSS INTERNAL AREA  
 BASEMENT: 1,278 sq. ft, 119 m<sup>2</sup>, 1ST FLOOR: 1,553 sq. ft, 144 m<sup>2</sup>,  
 2ND FLOOR: 1,610 sq. ft, 149 m<sup>2</sup>  
 EXCLUDED AREA: BALCONY: 30 sq. ft, 3 m<sup>2</sup>  
 TOTAL: 4,441 sq. ft, 412 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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**2022**

**Gairdner Award Winner**

**2004-2022**

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