

Check out the YouTube video at [www.LovelyTorontoHomes.com](http://www.LovelyTorontoHomes.com)

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.

The Julie Kinnear Team  
Top 1% in Canada - by referral only™

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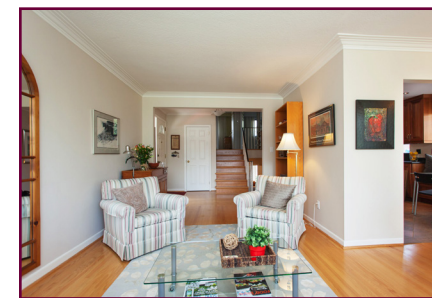
Guiding you home



## 14 Glenn Arthur Drive South Sunnylea



**kW**  
KELLERWILLIAMS  
Neighbourhood Realty, Brokerage



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14 Glenn Arthur Drive, Toronto

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South Sunnylea 4 Bedroom Family Home! Sprawling renovated 4 bedroom home boasting 4 levels of comfortable living space!

Set on a superior extra wide 53’ foot lot in the sought after neighbourhood of south Sunnylea!

Cool 50’s era solidly built home with over 2500 square feet throughout!

Gracious & sunny principal rooms, main floor family room, 2 full baths and a fully finished lower level!

Attention car officiantos... Attached double car garage (with 2nd storey storage) and double private drive offers 6 rare parking spaces.

Features

• Open and elegant main floor foyer/living/dining rooms are flooded with lots of natural light from the large wall of windows & sparkling hardwood floors.

• Gourmet chef’s kitchen! Beautiful granite counters, tiled floors, maple cabinetry and a matching banquette built-in eating area.

• Gutted & custom finished family room to enjoy movie night!

• Gorgeous wood-burning fireplace surrounded by stone, hardwood floors, crown mouldings, halogen lighting, wall to wall built-ins including a media centre.

• Sliding glass doors leadout to the back patio and yard.

• Fabulous master retreat! Multiple closets, hardwood floors & large window

• The 2nd & 3rd bedrooms are well proportioned in size complete with double closets, hardwood flooring and pretty picture windows.

• Renovated 4 piece family bath! Custom vanity with built-ins, soaker tub with glass wall enclosure

• 4th Bedroom or home office across from the 2nd full bath.

• 3 piece bath with enclosed shower & separate linen closet

• Ample closets, including a cedar closet, cold room & storage space throughout.

• HUGE open concept recreation room with Berber carpet & crown mouldings. Great space to be used as kids play room, art studio, in-law or nanny suite, or whatever suits your family’s needs!

• Laundry/utility room

• Attached double car garage with full mezzanine storage & work bench area for the handy Andy of the house!

• Lots of space for all your bikes, gardening tools & patio furniture! Large private drive with parking for 4 additional cars!

• Enjoy the extensive outdoor entertaining space in the warm weather.

• Lovely stone patio perfect for barbequing for all your friends and family gatherings! Private fenced yard with a jungle gym for your kids to monkey around. Excellent outdoor garden & grass for pets, kids/ grandkids & grown up play.

• Ideal home for a growing family or a nice option for empty nesters needing space!

Convenient Location of South Sunnylea! This is a quiet family oriented community that is the epitome of suburban living yet close by all amenities. Here you will find wide open spaces, tall stands of mature trees, spacious houses, excellent schools, an abundance of parks, golf courses and neighbourhood shopping plazas. So convenient to public transit, the airport & highways!

Sunnylea has a cosy country charm feel with Mimico Creek running through the centre of this neighbourhood. It is noteworthy that all of the houses in this neighbourhood are detached single family homes and the lots are exceptionally large.

Shopping a plenty with convenient access to the Bloor West Village/Kingsway Village shopping district on Bloor, featuring high-end fashion shops, children’s stores, book shops, specialty stores, upscale restaurants, fruit & veggie markets, delis, bakeries & coffee shops!

Great school district is a popular drawing card for many families! Park Lawn Junior Middle School, sought after Etobicoke Collegiate as well as many private, alternative and Catholic schools close by.

Lots of local recreation! Norseman has an indoor pool which is extensively used for aquafit and instructional swim programs. Park Lawn has a winter ice arena that converts to tennis courts in the summertime. The outdoor pool at Park Lawn is used for recreational swimming.

The Brentwood Public Library located at 36 Brentwood Road offers year-round programs for children. The fifty-five plus Fairfield Seniors’ Centre located at 80 Lothian Avenue include a seniors lounge, a library, workshops, support groups & a variety of special events including fashion shows, “pub nights,” a flea market and summer barbecues.

Well served by public transit system! Bus lines on Prince Edward Drive, Royal York Road and Islington Avenue provide Sunnylea residents with connecting routes to stations on the Bloor-Danforth subway line.

Motorist are approximately fifteen minutes from Toronto’s downtown financial and entertainment districts via Lake Shore Boulevard or the Gardiner Expressway which also provide commuters with connecting routes to the all of the major highways.

Bedrooms: 4	Baths: 2 (1x4 Upper Level ) (1x3 Piece Main Floor)	Possession: 60 Days/TBA
Parking: Attached 2 car garage & private double drive parking for 6 cars in total		Approx Sq. Ft: 2540 (Includes lower level)
Approximate 2013 Taxes: \$4750.17		Lot Size: 53.67 x 102.83
Inclusions: Fridge, stove, built-in dishwasher & microwave, washer, dryer, electric light fixtures, window coverings, underground sprinkler system, backyard play structure & shed, broadloom where laid. Exclusions: Shelves in garage, all hanging stained glass windows.		

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UPPER FLOOR  
APPROXIMATELY 630 SQ FT

MAIN FLOORS  
LIVING AREA APPROXIMATELY 1,230 SQ FT

LOWER FLOOR  
APPROXIMATELY 680 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.

14 GLENN ARTHUR DRIVE

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