

WELCOME TO 12 GRENVIEW BOULEVARD

Prime Kingsway Renovation



*"A little bit of England
far from England"*
- Robert Home Smith, 1924



This residence is located in The Kingsway, one of Toronto's finest neighborhoods. The Kingsway had been founded and built in 1924 by Robert Home Smith, who had sought to create an English style garden community by committing his vision to the highest standards of integrity, design, and elegance. The Kingsway boasts some of Toronto's best shopping and dining destinations, the best schools in Toronto West, and quick travel times to the downtown core and the airport, via car or public transit.

FOR SALE AT: \$849,900 TAXES: \$5765.50 (2009)
LOT SIZE: 30 x 125 FEET

SPECIAL FEATURES

- New stone walkways in front and back
- California shutters
- Fireplace
- 2-Skylights
- Mostly new windows
- Gas stove
- Stainless steel double fridge
- Fridge, W & D, B/Dw
- Extra bar sink
- Hi-Eff Gas Furnace
- CAC (approximately 5-years old)
- 200-amp service
- Updated plumbing
- Cable/Tel/jacks T/O
- W/O To Deck from 2nd Bedroom
- Rich Wainscoting T/O Halls & Stairs
- New Driveway
- Gate
- Double Garage, with brand new roof
- Fenced Yard
- Roof (approximately 2002)

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This home is an elegant 4-bedroom, 2 ½-storey luxury residence that is just steps to the delight of Bloor Street in the highly regarded Lambton Kingsway Public School district.



EXCEEDING EXPECTATIONS

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An inviting entrance opens to well-appointed principal rooms, with elegant woodwork, crown mouldings, and hardwood floors. The dining room offers double glass doors to a private deck overlooking magical, secluded, and professionally landscaped gardens, with new stone walkways (front and back). The new eat-in kitchen features upgraded appliances and designer cabinetry. The master bedroom features cathedral ceilings. Circular stairs lead to a loft!

This home also features a self-contained basement apartment, with a separate entrance, and with Fire Code certificates. The basement is perfect as a continued rental opportunity, presently rented at \$700 per month, or as a teenager or in-law suite!

