

Viewing Guide For

25 Stanley Greene Boulevard, Toronto, Ontario



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🌐 PreferredProperties.ca



Sutton Group-Heritage Realty Inc.,
Brokerage
Independently Owned and Operated

25 Stanley Green Boulevard, Toronto

Inclusions

- ~ GE Profile Slate Finish Refrigerator
- ~ GE Profile Slate Finish Over the Range Microwave
- ~ GE Profile Slate Finish Stove
- ~ GE Profile Slate Finish Built in Dishwasher
- ~ Front Load Electrolux Washer
- ~ Front Load Electrolux Dryer
- ~ Window Coverings, Drapery and Rods
- ~ Light Fixtures
- ~ Central Air Conditioning Unit
- ~ Forced Air Gas Furnace
- ~ TV Mounting Hardware in Living Room (TV Excluded)
- ~ Wall Mirror in Dining Area
- ~ Central Vacuum and Related Attachments
- ~ Existing Closet Organizers
- ~ Garage Door Opener and Two (2) Remotes

Exclusions

- ~ Wall Mount TV
- ~ Sonos System – Playbar and Satellites
- ~ BBQ
- ~ Hot Water Tank is Rental – Buyer to Assume Rental Cricket Home Comfort \$49.54/mth

25 Stanley Greene Boulevard, Toronto

Features

- ~ 1,968 sqft Total Above Grade as Per MPAC
 - ~ Built 2017 (as per MPAC)
 - ~ Forced Air Gas Heating
 - ~ Central Air Conditioner
 - ~ Central Vacuum
 - ~ Hot Water Tank is Rental – Buyer to Assume Cricket Home Comfort \$49.54/mth
 - ~ Monthly POTL Fee \$127.21 – Includes Laneway Snow Removal and Shuttle Service
 - ~ Toronto Common Elements Corporation / TCECC / 2653
 - ~ Property Taxes \$4,341.86 (2020)
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Exterior

- ~ Semi Detached
 - ~ Three Outdoor Terraces
 - ~ Double Car Garage with Direct Access into House
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Living Room

- ~ 11'2" x 10'0"
- ~ Wide Plank Laminate Floors in 'Driftwood' Finish
- ~ Linear Wall Mount Electric Fireplace
- ~ Pot Lights
- ~ Open Concept

Dining Room

- ~ 14'7" x 11'8"
- ~ Wide Plank Laminate Floors in 'Driftwood' Finish
- ~ Modern Linear Pendant Light
- ~ Pot Lights
- ~ Upgraded Staircase and Spindles
- ~ Open Concept

Kitchen

- ~ 17'10" x 8'10"
- ~ Wide Plank Laminate Floors in 'Driftwood' Finish
- ~ Quartz Countertops
- ~ Undermount Sink
- ~ Custom Tile Backsplash
- ~ Centre Island with Pendant Lighting
- ~ Pot Lights
- ~ Upgraded Cabinetry and Hardware
- ~ GE Profile Slate Finish Refrigerator
- ~ GE Profile Slate Finish Over the Range Microwave
- ~ GE Profile Slate Finish Stove
- ~ GE Profile Slate Finish Built in Dishwasher
- ~ Garden Door Access to Outdoor Terrace with Gas Line

Powder Room

- ~ 6'3" x 2'9"
- ~ Tile Floors

2nd Bedroom

- ~ 14'2" x 10'2"
- ~ Broadloom
- ~ Double Closet with Closet Organizers
- ~ Large Double Windows

3rd Bedroom

- ~ 8'10" x 11'0"
- ~ Broadloom
- ~ Double Closet with Closet Organizers

4th Bedroom

- ~ 10'0" x 9'4"
- ~ Broadloom
- ~ Double Closet with Closet Organizers

Main Bath

- ~ 8'11" x 5'0"
- ~ 4 Piece
- ~ Tub/Shower Combination
- ~ Tile Floors

Master Bedroom

- ~ 17'9" x 12'7"
- ~ Broadloom
- ~ His / Hers Double Closets with Closet Organizers
- ~ Large Corner Windows

Master Ensuite

- ~ 8'6" x 9'0"
- ~ 5 Piece Ensuite
- ~ Large Vanity with Double Sinks
- ~ Separate Shower with Custom Mosaic Tile Inlay
- ~ Soaker Tub
- ~ Tile Floors

5th Bedroom / Study

- ~ 8'10" x 9'0"
- ~ Broadloom

Upper Level / Roof Top Terraces

- ~ Direct Access To Two (2) Rooftop Terraces. Enjoy Having Both East & West Exposure
- ~ Tile Floor
- ~ Utility Closet

Lower Level / Recreation Room

- ~ 10'11" x 9'11"
 - ~ Broadloom
 - ~ Built in Bench Seat
 - ~ 2 Piece Powder Room
 - ~ Large Above Grade Window
 - ~ Direct Access To Garage
 - ~ Stackable Laundry Area
 - ~ Large Closet and Additional Storage Area
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*The information provided is deemed reliable but not guaranteed. Please note that all measurements provided are approximate. All information provided should be verified by Buyer/Agent.

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FLOOR 1



FLOOR 4



FLOOR 5



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 277 sq ft, FLOOR 2: 542 sq ft
 FLOOR 3: 505 sq ft, FLOOR 4: 509 sq ft
 FLOOR 5: 120 sq ft, EXCLUDED AREAS:
 GARAGE: 346 sq ft
 TOTAL: 1952 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.