



# Viewing Guide For

# 25 Stanley Greene Boulevard, Toronto, Ontario







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# 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)

#### Exterior

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

#### 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

#### 2<sup>nd</sup> Bedroom

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

# 3<sup>rd</sup> Bedroom

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

#### 4<sup>th</sup> 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 Organzers
- ~ 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

# 5<sup>th</sup> Bedroom / Study

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

### Upper Level / Roof Top Terraces

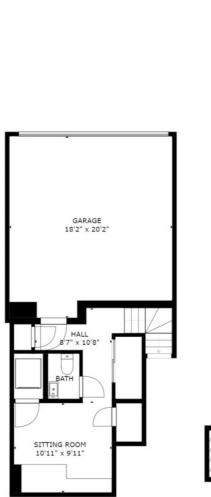
- ~ Direct Access To Two (2) Rooftop Terraces. Enjoy Having Both East & West Exposure
- ~ Tile Floor
- ~ Utility Closet

#### Lower Level / Recreation Room

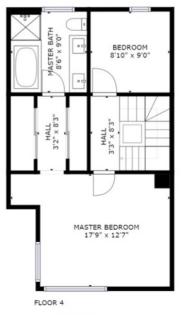
- ~ 10'11" x 9'11"
- ~ Broadloom
- ~ Built in Bench Seat
- ~ 2 Piece Powder Room
- Large Above Grade Window
- Direct Access To Garage
- Stackable Laundry Area
- Large Closet and Additional Storage Area

<sup>\*</sup>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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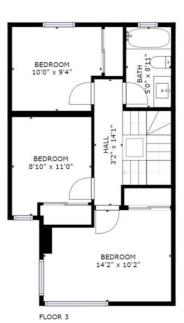


FLOOR 1









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.

