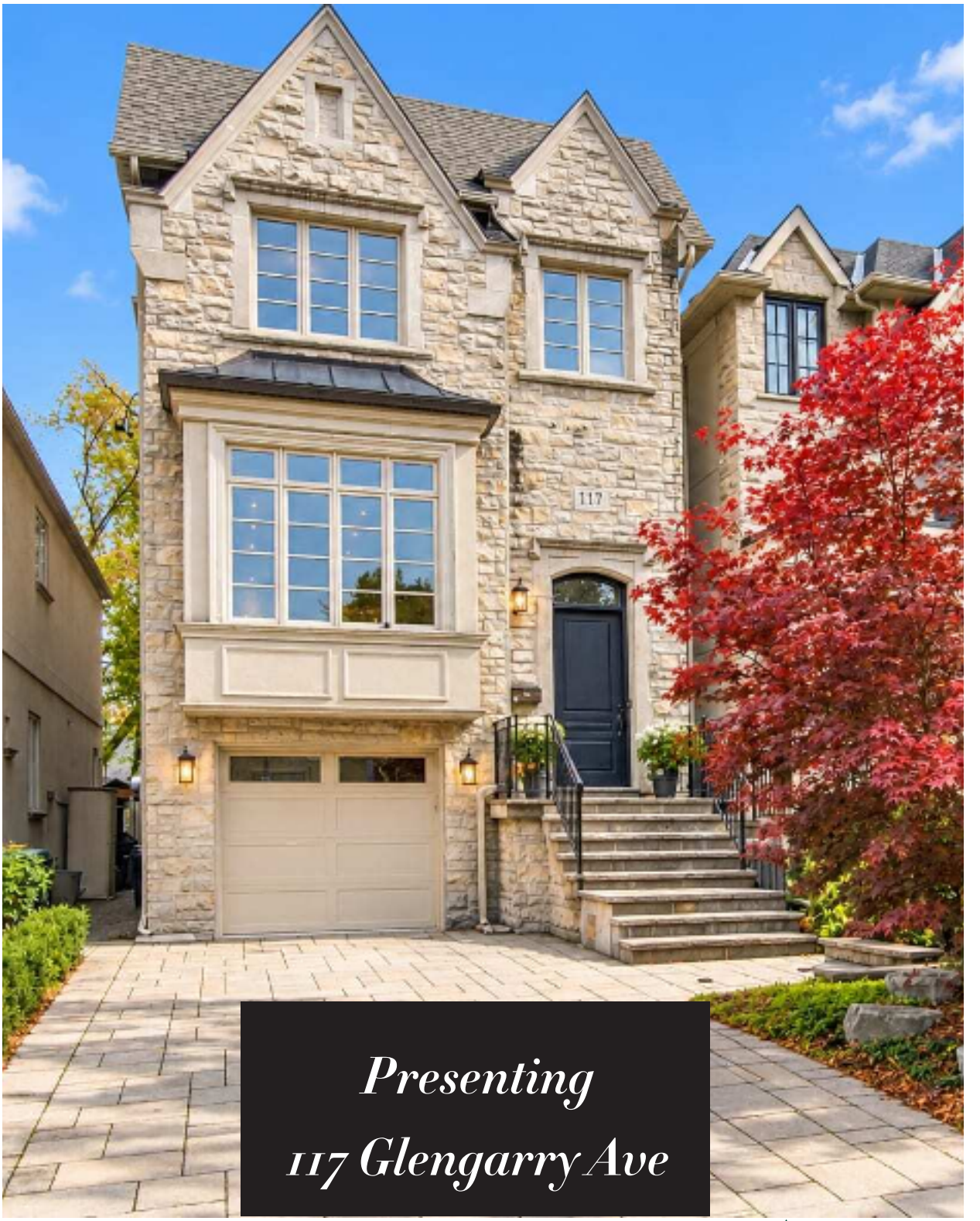


Presenting
117 Glengarry Ave

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117 Glengarry Ave

An exceptional custom-built home, situated on a quiet, sought-after stretch of Glengarry Ave in the coveted John Wanless School district. With 2,189 sq ft. above grade, this thoughtfully updated residence stands apart with its unusually generous interior width, soaring 10-ft main floor ceilings & an impressive 11-foot lower level.

The home was designed to maximize interior living space, it was built to create a wider footprint than typically found on a 25-ft lot.

The beautifully appointed kitchen features custom Elmwood cabinetry, Caesarstone quartz countertops & backsplash, a peninsula with seating, extensive pantry storage & premium appliances, (Sub-Zero, Wolf & Miele). The sunny family room is anchored by a gas fireplace with a cast-stone mantel, a juliette balcony & offers a walkout to the private, south-facing garden & deck.

Upstairs, 3 generously proportioned bedrooms provide comfortable accommodations. The spacious primary retreat with 12 ft cathedral ceilings features 3 closets, incl. a walk-in & a luxurious 5 pc ensuite with marble finishes, a double vanity, separate soaker tub & glass-enclosed shower.

The lower level features a walkout, new flooring, a dedicated laundry room & outstanding additional living space with a large rec room & flexibility with 1 more room that can be used as an office, gym or a 4th bedroom.

Meticulously maintained & upgraded, the home features a newer roof (2021), AC (2023), updated driveway & landscaping, solid oak hardwood floors on the main & 2nd levels, a security system & Ethernet wiring. A private driveway + a built-in garage, provides the rare convenience of 3 car parking.

An outstanding family-friendly location, enjoy a brief walk to the Lawrence subway, shops, restaurants & some of Toronto's most desirable schools, incl. John Wanless, Glenview, LPCI, Blessed Sacrament, Havergal & TFS.

A rare opportunity to own a custom home offering exceptional proportions, quality finishes, outstanding parking & an unbeatable location.



Property Highlights

- Custom Built in 2004
- Property Taxes 2026 $12,906.17
- 2,189 Sq Ft (As Per MPAC) + 874 Sq Ft Basement (As Per Floor Plans)
- Approx; 10 Ft Ceiling Height on Main Floor & 11 Ft in the Basement
- Solid 3/4 " Oak Hardwood Floors on Main & Second Floors with $7^{1/4}$" Baseboards
- 8 Ft Solid Wood Doors on the Main Floor
- Main Floor Powder Room
- Cat 5 Ethernet Cables & Cable Wired in
- Central Vacuum on all Levels
- 2 Skylights (2nd Floor Hallway & Primary Ensuite Bathroom)
- Direct Access from the Basement to Garage
- 9' Laminated Wide Plank Flooring in the Basement
- Front Hall Foyer with Tumbled Marble Flooring, Wainscotting, Double Closet & 14' Ft Ceiling Height
- Open Concept Living & Dining Room with Pot Lights, Wainscotting & Crown Moulding
- Renovated Kitchen with High-End Stainless Steel Appliances
- Open Concept Family Room with Gas Fireplace Juliette Balcony & Walk-out to a 2 Tiered Deck & Backyard
- Vaulted Ceiling with Large Skylight & Pot Lights in the 2nd Floor Hallway & Hallway Linen Closet
- Primary Bedroom Features 12 ft Cathedral Ceiling, Large Bay Window, 1 Walk-in Closet, 2 Sets of Double Closets, Gas Fireplace & Built-in TV Hook-up
- 5 Piece Primary Ensuite Bathroom Features a Skylight, Glass Enclosed Shower & Separate Jacuzzi Tub, Large Double Vanity with Matching Marble Tiling Throughout & Toto Toilet
- 2 Additional Generously Sized Bedrooms on the Second Floor
- 4 Piece Hall Bathroom with Tub & Shower, Custom Wall-to-Wall Vanity with Marble & Attached Glass Countertop & Matching Marble Tiling
- Basement Features a Bedroom/Office Space/Gym, Recreation Area, 4 pc Bathroom, Above Grade Windows & Walk-out to the Backyard Garden
- Laundry Room with Countertop Space for Folding, Cabinetry, Laundry Sink & Access to the Cold Storage Room
- Fenced & Private South Facing Backyard with 2 Level Tiered Deck, Stone Patio Area, Grass & Landscaped with Perennial Flowers & Shrubs
- Exterior Gas Line for BBQ
- Detached 1 Car Garage (Approx Dimensions 10'9 Ft Width x 8'1 Ft Height x 19 Ft Length)
- Security System Monitored by Rogers Features Window & Door Sensors, Motion Sensors & Glass Break Detection

Public & Catholic School Catchment Area: John Wanless Jr. (PK - GR 6), Glenview Sr. (GR 7-8), Lawrence Park Collegiate Institute (9-12) & Blessed Sacrament (PK -8), Marshall McLuhan (9-12)
Local Private Schools Nearby include: Havergal , St Clements, Toronto French School (TFS), Crescent, Crestwood



Kitchen Renovation

- 1.5" Ceasarstone Countertops/Peninsula with Matching Backsplash (2024)
- KitchenAid Garburator (2023)
- Miele Dishwasher (2020)
- Custom Elmwood Kitchens Handcrafted Wood Cabinetry in Kitchen & a Custom Built-in Pantry (2014)
- Sub-Zero Fridge/Freezer, 36" Wolf Dual Fuel (Gas Cooktop & Electric Oven) Custom Stainless Steel Backing for Range, & Sirius Italian Range Hood (2014)

Upgrades

- Upgraded Insulation in Attic (2026)
- Central Vacuum (2025)
- Napoleon Gas Fireplace & Cast Stone Mantel in Family Room (2025)
- Furnace & Air Conditioning Unit (2023)
- Garage Door (2021)
- Roof (2021)
- Driveway, Front Steps, Patio & Railing (2015)
- Washer & Dryer (2012)
- 200 Amp Circuit Breaker



Walk Score 75

Very Walkable

Most errands can be accomplished on foot.

Transit Score 80

Excellent Transit

Transit is convenient for most trips.

Bike Score 80

Very Bikeable

Flat as a pancake, good bike lanes.













































































