



96 Glenvale Blvd
Toronto Ontario M4G 2V9
Sold: \$2,450,000
List: \$2,495,000

Toronto C11 Leaside Toronto

Taxes: \$9,019.79/2024

For: Sale

% Dif: 98

Sold Date: 02/23/2025

SPIS: N

Last Status: SLD

DOM: 4

Detached

Fronting On: N

Rms: 13

Link: N

Acreage:

Bedrooms: 3 + 1

2-Storey

25 x 130 Feet

Washrooms: 4

Irreg:

1x4x2nd, 1x3x2nd, 1x2xMain,

44 ft wide w/ fence
encroachment permit

1x2xBsmt

Dir/Cross St: Bayview/Eglinton

Directions:

On Rumsey, north of Glenvale (quiet dead end with rehab clinic staff access only)

MLS#: C11977848

PIN#: 103680517

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:		Electric Car Charger, Family Room,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Library, Park, Public		Oth Struct:	Garden Shed
POTL Mo Fee:		Transit, School, Wooded/Treed		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.7	x 12.14	Hardwood Floor	Bay Window	Combined W/Dining
2	Kitchen	Main	8.2	x 21.65	Hardwood Floor	Window	Combined W/Living
3	Sitting	Main	10.83	x 8.86	Hardwood Floor	Fireplace	Pot Lights
4	Den	Main	18.7	x 12.14	Hardwood Floor	Window	Combined W/Living
5	Foyer	Main	5.58	x 6.56	Ceramic Floor	Window	Large Closet
6	Prim Bdrm	2nd	12.47	x 14.44	Hardwood Floor	W/I Closet	4 Pc Ensuite
7	2nd Br	2nd	7.22	x 13.45	Hardwood Floor	Window	Closet
8	3rd Br	2nd	11.15	x 9.19	Hardwood Floor	Window	Closet
9	4th Br	Bsmt	18.37	x 10.5	Broadloom	Above Grade Window	Pot Lights
10	Rec	Bsmt	6.56	x 16.4	Broadloom	Above Grade Window	Mirrored Walls
11	Laundry	Bsmt	10.17	x 15.09	Concrete Floor	Laundry Sink	Recessed Lights
12	Exercise	Ground	9.02	x 17.78	Concrete Floor	Mirrored Walls	Automatic Doors
13	Dining	Main	18.7	x 12.14			

Client Remks: Renovated, detached home with rare double car garage in Leaside? Or build a garden/lane suite and maintain the surface parking. Tesla EV charging. 3+1 beds, 4 baths with extremely large back/side yards. Spray-foam insulated third garage used as a heated/cooled private gym. Corner lot gives plenty of natural light and rare extra yard space, not much traffic on dead-end street as only Holland-Bloorview staff have access (no emergency ward means no ambulance). No homes behind the house for ultimate privacy. In-ground sprinklers with wi-fi capability. Access to Sunnybrook Park in backyard. LRT station already built and will be functioning eventually. Lot line is officially 25 ft wide, but measures 44 ft due to fence encroachment agreement with the city, which effectively becomes a massive back and side yard. Extra blown-in insulation (R-80). Top rated Northlea Public School with dual-track English and French immersion, Leaside High school districts.

Extras:

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016