



REALTY GROUP

## **109 Glenmore Road, Find Warmth and Comfort in a Timeless Sanctuary**

Stepping into 109 Glenmore Road, you're greeted by a sense of calm and connection to nature. Each window frames a unique view—whether it's the stately Kentucky Coffee tree out front, Boston ivy lovingly tended over decades, or the “secret” garden in the back. Our favourite spot is the back deck, where mornings begin with coffee and sunlight that lasts until the afternoon. It's easy to forget the bustle of city life from here.

Inside, the home reflects a thoughtful blend of history and modernity. Recent renovations were carefully designed to honour its character while enhancing comfort. Local woods and hand-selected details create a warm, light-filled space, complemented by custom wood-framed windows that invite natural breezes in summer. The kitchen, always the heart of any gathering, features standout elements like soapstone countertops and double sink, a second prep sink paired with an Ontario-milled wood counter, hemlock floating shelves salvaged from a century-old home, Marvin wood windows, Rubi fixtures, and a luxury JennAir stove with dual electric ovens and a gas range.

The neighbourhood will be hard to leave. Glenmore Road is more than just a street—it's a community where kids play freely, and neighbours host an annual street sale and concert on a front lawn. The Beach is just a short walk away for dog walks and lakefront strolls and swims, while excellent transit options—including bus, streetcar, subway, and the Danforth GO—make getting around effortless. With nearby Little India, Danforth, and Queen Street offering countless dining options, we've loved local gems like Bodega Henriette and Morning Parade.

109 Glenmore Road is ready to welcome its next chapter—a place where new memories are waiting to be made.

### **Improvements to Property:**

- Hardwood Floor (2021 & 2024)
- Kitchen Renovation (2021)
  - Soapstone Counters
  - Ontario Milled Counter
  - Double Sink with Rubi Fixtures
  - Separate Prep Sink
  - Hemlock Shelves with lighting
- Dishwasher (2021)
- Refrigerator (2017)
- JennAir Stove with Dual Oven and Gas Range (2007)
- Double Hung Marvin Windows
- Mudroom Slate (2024)
- Vinyl Basement Floor (2024)
- Basement Stairs Tread & Risers (2024)
- Basement Windows (2022)
- Laundry Machines (2019)
- Tankless Hot Water Heater (2024)
- Furnace with Integrated Humidifier (2010) - New Motor (2024)

**Included with Property:**

- Appliances: Refrigerator, Stove, Built-in Dishwasher, Washer & Dryer
- All existing electrical light fixtures except dining room ceiling light, curtain rods, wall-mounted shelving wall-mounted shelving and basement washroom mirror
- Laundry Room Shelving, Storage Room Shelving
- Owned: Furnace, AC and Tankless Hot Water Heater
- Front - Soaker Hose

**Excluded from the Property:**

- All furniture, accessories and décor related to staging
- All curtains
- 2nd Floor washroom mirror and wall cabinet
- Microwave
- Dining room - ceiling light
- Note there are no rental items associated with this property

**Neighbourhood Highlights:**

- Transit: Options for Streetcar and Bus Routes. Nearest TTC street-level stop: Woodbine Ave at Cassels Ave (0.09 KM or 1 min walk), nearest rail transit stop: Woodbine Station (0.86 KM or 11 mins walk), nearest GO Train stop: Danforth GO (8.4 KM).
- Restaurants and Cafes: Quick 2 minute walk to neighbourhood favourites Morning Parade, Henriette Bodega, Blue River Pizza, Zante Greek Bistro. 10 minute walk to all of the cafes, restaurants and shops on Gerrard St (Oops Ice Cream, Birdies Fried Chicken, Harry's Charbroiled, Glory Hole Donuts, Lazy Daisy Cafe, and more), 10 minute walk to Danforth Avenue and 17 minute walk to Queen St East.
- Conveniences: Walking distance to No Frills, Dollarama, Shoppers Drug Mart, Sanagan's Butcher, Paws World, Yes Food Fair Convenience Store. Loblaws and Food Basics are less than a 10 minute drive away. The Pantry Cheese Shop, Mattachioni Restaurant and Grocer, God Speed Brewery.
- Recreation: Wildwood Crescent Playground (0.27 KM, dog park, playground), Cassels Avenue Playground (0.31 KM, dog park, playground, splash pad, clubhouse), Merrill Bridge Road Park (0.35 KM, dog park, trail), Fairmount Park Community Centre (0.42 KM, pool, community centre, craft room, fitness/weight room).
- Safety & Security: Toronto East Health Network - Michael Garron Hospital at 825 Coxwell Ave (1.63 KM), Fire Station 226 at 87 Main St (1.01 KM), Police 55 Division at 101 Coxwell Ave (1.21 KM).
- Schools: ASSIGNED: Bowmore Road Jr and Sr Public School (P, PK-8, French Immersion, Gifted/Talented Program, Special Needs Program), Monarch Park Collegiate Institute (High School), ÉÉ La Mosaïque (P-French, PK-6), , ÉS Michelle-O'Bonsawin (P-French, Middle 7-9), Monarch Park Collegiate Institute (P, High School 9-12, International Baccalaureate), Collège français secondaire (P-French, Middle & High School 7-12, International Baccalaureate), Danforth Collegiate and Technical Institute (P, High School 9-12, STEAM), ÉÉC Georges-Étienne-Cartier (Catholic French, PK-6), St. John Catholic School (Catholic, PK-8, French Immersion), ÉÉC du Bon-Berger (Catholic French, PK-6), ÉSC Saint-Frère-André (Catholic French, Middle & High School 7-12, International Baccalaureate), St. Michael's Choir School (Catholic, 3-12, All-Male, French Immersion, Religious, Special Focus), St. Patrick Catholic Secondary School (Catholic, High School 9-12, Religious), Notre Dame Catholic High School (Catholic, High School 9-12, All-Female, Religious), Neil McNeil Catholic High School (Catholic, High School 9-12, All-Male, Religious), Kew Park Montessori Day School.