



Kitchen / Breakfast Area



Garage Window



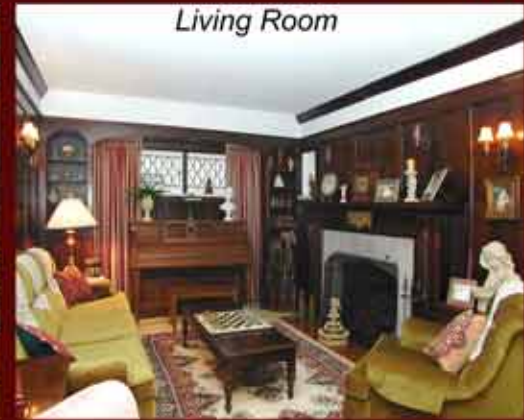
Sun Room



Dining Room



Family Room



Living Room

# 154 GLEN MANOR DRIVE

*Presented by Nick Boothby and Christine DeMerchant*



Entrance Hall



Bedroom 3



Bedroom 2

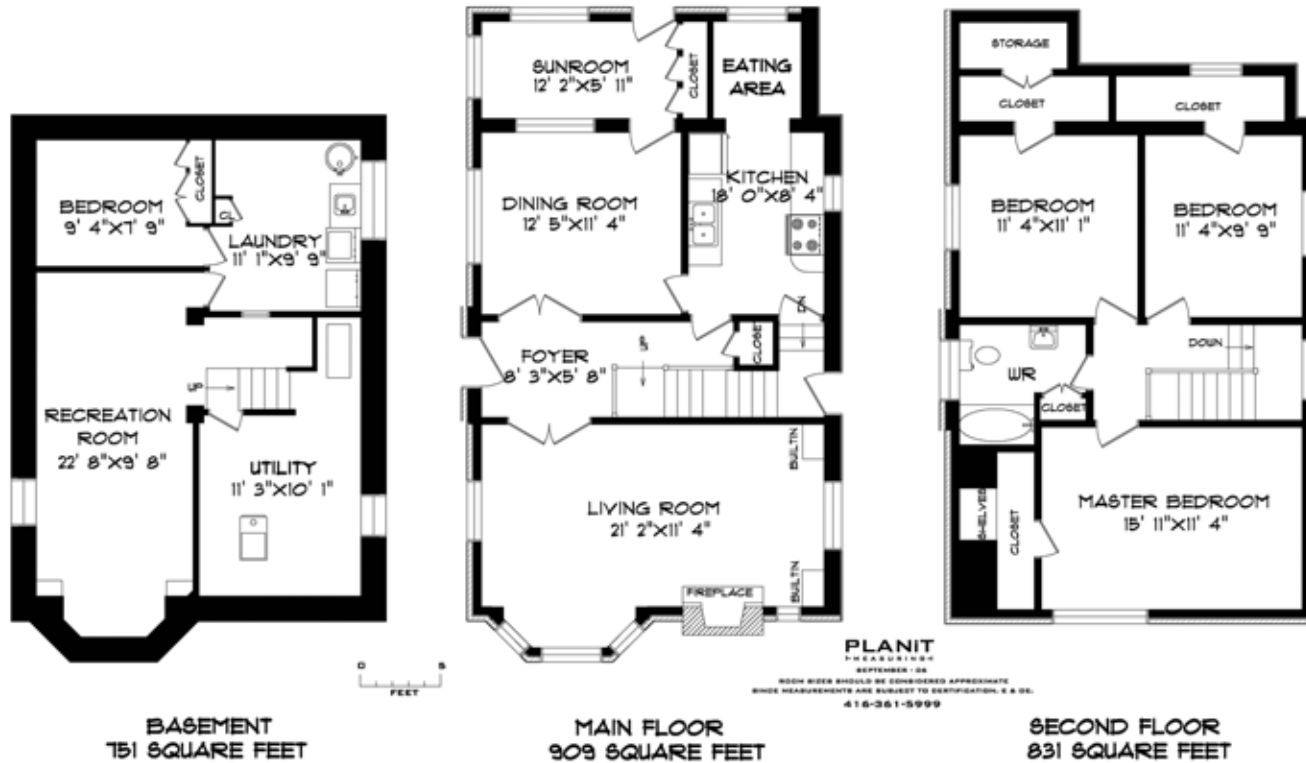


Master Bedroom



Bedroom 4

# 154 GLEN MANOR DRIVE



**1740 Sq.Ft. Above Ground Plus 751 Sq.Ft Basement = Total 2491 Sq.Ft.**

copyright Nick Boothby and Christine DeMerchant 2006



**Nick Boothby and  
Christine DeMerchant**  
Sales Representatives  
Royal LePage Homeward - Brokerage  
nick@inthebeach.com

**ROYAL LEPAGE**  
**HOMEWARD**

[www.inthebeach.com](http://www.inthebeach.com)  
**416-698-2090**

Virtual Tour: <http://www.Obeo.com/297558>

## Awake this Sleeping Beauty!

Nestled under giant oak trees, with a commanding view of Ivan Forrest Gardens. The *only* Glen Manor Drive home with its own entry off Isleworth Ave cul-de-sac!

Built in 1928, this home's current owners have lovingly maintained it since 1972. Most recent updates include new wood fencing & boiler pressure tank (2006), new roofs (2005/04), new chimney lining (2004), new drains (2002), new oil tank (2001).

The 35 x 103 foot lot is irregular. It seems much wider as its South boundary verges on undisturbed City land by the public steps down from Isleworth to Glen Manor.

### Exterior features:

- \* Tudor-style Brick and plaster finish to all walls except Aluminum siding on North wall.
- \* Detached wooden Garage (garden storage at back), with private drive for a 2nd car!
- \* Privacy-fenced back garden has limestone retaining wall & wide brick-floored terrace.

### Main Floor Interior Features:

- \* Front door opens onto Centre Hall with charming arches to stairway. Coat closet.
- \* Double French doors lead to gum-panelled Living Room with lead-glass windows facing East (bay), South and North. Imposing wood-burning fireplace is stone-faced. North wall has 2 built-in bookshelves with cupboards below. Lit by wall sconces.
- \* Formal Dining Room is also accessed by double French doors. Big South-facing & small West-facing windows. Gum wood trim. Fine ceiling chandelier. Swinging door into Kitchen. French door into Sunroom.
- \* Charming Sunroom has 2 South-facing & 3 West-facing lead-glass windows, and door onto back garden's private terrace. Wall-to-wall closets. (Room is unheated in winter.)
- \* Eat-in Kitchen has separate breakfast area. Ceramic back-splash behind stove and double sink. Windows face West and North. Fridge & stove approx 3 years new. Door leads onto a small landing for the separate entrance door to the Basement.

### Second Floor Features:

- \* Large Master Bedroom has triple-paned East-facing window with lovely view over Ivan Forrest Gardens. Walk-in closet has small South-facing window.
- \* Second Bedroom has big South-facing window. Walk-in closet has small W window.
- \* Third Bedroom has big North-facing window. Walk-in closet has small W window.
- \* Four-piece Bathroom has South-facing window. Basin has newly-installed faucets.

### Basement Features:

- \* Huge Family Room / Recreation Room has raised floor. Built-in shelving under bay window of living room. Built-in computer desk next to stairs. Lit by wall sconces.
- \* Big Laundry Room has sink. Viking clothes Washer & Dryer and chest Deep Freezer. Electric panel for 100 amp service. House wiring appears to be Romax (some is two-strand wire); but at least one light -- in top landing's ceiling -- is Knob-and-Tube.
- \* Small Fourth Bedroom has wall-to-wall closets (all shelves), but no window.
- \* Utility Room/Workshop. Burner for hot water radiators is maintained annually.