

*Proudly Presenting...
11 Glenellen Dr. West - Sunnylea*



Welcome to prestigious Sunnylea!! This wonderful home presents a unique opportunity to own a 4 bedroom, 4 bathroom, 2 storey home. This home has almost 1,600 sq. ft. plus the lower level and boasts a renovated kitchen with new stainless steel appliances, renovated main bath, powder room and rec room and an updated ensuite. An entertainment sized two-tiered deck in a backyard oasis completes this home. The house also features hardwood floors throughout and is freshly painted inside and outside.

This home is ideally located in highly sought after Sunnylea. It is steps to Sunnylea School and TTC, minutes to the subway and the shops and restaurants of The Kingsway and is in close proximity to both public and separate schools making this an ideal location for a growing family. Also close to highways and shopping.

11 Glenellen Dr. West.

Main Floor

Foyer		Closet, hardwood floor.
Living Room	15'10" x 13'6"	Hardwood floor, large picture window (casement), wood burning fireplace (not currently in use by seller), chair rail, crown moulding.
Dining Room	12' x 10'9"	Hardwood floor, double exit doors, walk-out to large deck, chair rail, crown moulding.
Kitchen	14' x 10'9"	Renovated eat-in kitchen with stainless steel fridge, stainless steel flat top stove, built-in stainless steel dish washer, built-in stainless steel microwave/range hood combination, granite counter, ceramic floor and back splash, pot lights, renovated 2 piece ensuite, overlooks backyard.

Upper Level

Master Bedroom	13'10" x 9'9"	Hardwood floor, large casement window, updated 4 piece ensuite bathroom with soaker tub with jets, granite counter, walk-in closet with hardwood floor, casement window & pocket door.
Second Bedroom	14' x 9'	Hardwood floor, casement window, large closet, overlooks backyard.
Third Bedroom	11'2" x 10'5"	Hardwood floor, two closets, large casement window, overlooks front yard.
Fourth Bedroom	10'5" x 9'8"	Hardwood floor, closet, large casement window, overlooks front yard.
Main Bathroom		Renovated, 4 piece, ceramic floor.

Lower Level

Rec Room	23' x 13'8"	Renovated, laminate floor, gas fireplace, pot lights, above grade windows.
Laundry Room	12' x 10'10"	2 piece ensuite, above grade window.
Utility Room	12' x 10'9"	Cedar closet, shelves, workbench.

Additional Features

- *Beautifully landscaped yards with wonderful flower gardens;*
- *Large two-tiered entertainment sized deck in private backyard oasis;*
- *Single car built-in garage with entrance door from covered back deck walkway;*
- *Double driveway with room for 5 cars;*
- *Close to schools, public transit, parks, shopping, restaurants and major highways.*

Inclusions:

- *Stainless steel Frigidaire Gallery fridge (2012);*
- *Stainless steel Frigidaire Gallery Built-in dishwasher (2012);*
- *Stainless steel Frigidaire flattop stove (2012);*
- *Stainless steel Frigidaire built-in microwave/range hood combinations(2012);*
- *White Whirlpool washer and dryer;*
- *White Whirlpool dryer;*
- *White Beaumark freezer laundry room;*
- *Couch in rec room;*
- *Shelves, cedar closet and work bench in utility room;*
- *All light fixtures;*
- *All window coverings.*



Living Room



Dining Room



Kitchen



Rec Room



Master Bedroom



Third Bedroom



Main Bathroom



Back of House

*Lot Size: 43' X 95'
Offered at \$999,900.00*



*For further information please contact:
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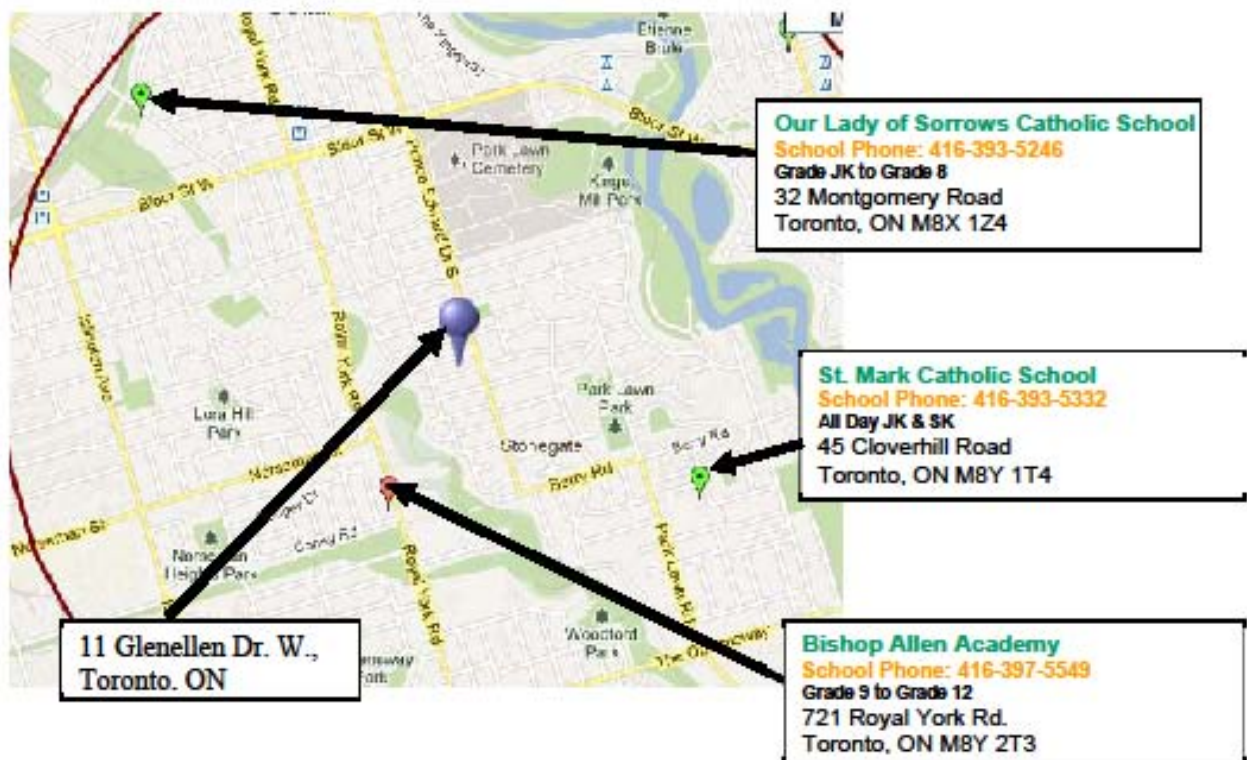
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TDSB SCHOOLS FOR 11 GLENELLEN DR. WEST



TCDSB SCHOOLS FOR 11 GLENELLEN DR. WEST





Living Room



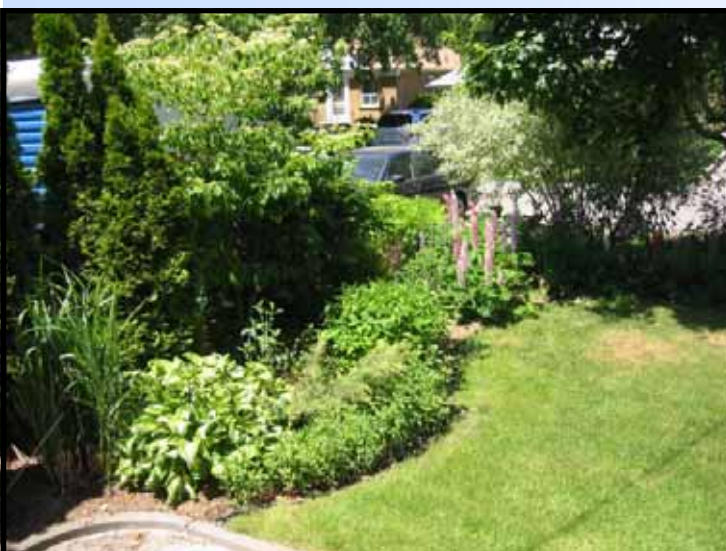
Walk-out from Dining to Deck



Eat-in Kitchen



Second Bedroom



Front Garden



Two-tiered Backyard Deck