



**RANDY YETMAN**, FRI, MVA, Broker & Appraiser, *since 1975*  
Re/Max West Realty Inc., 1678 Bloor St W, Toronto, M6P1A9  
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proudly presents;  
**16 Glenn Murray Drive, "SUNNYLEA"**



## **CUSTOM BUILT 4 LEVEL SIDE-SPLIT On Quiet South Sunnylea Street**

- **FOUR BEDROOMS**
- **THREE BATHROOM (2 are renovated)**
- **DELUXE 2 ZONE GAS—HOT WATER HEATING**
- **CENTRAL AIR CONDITIONING (separate)**
- **IN-GROUND SWIMMING POOL**
- **COVERED VERANDAH W/OUTDOOR FIREPLACE!**
- **OVERSIZED 2 CAR GARAGE + DOUBLE DRIVEWAY.**
- **WOOD PANELLED FAMILY ROOM W/BAR AND GAS FIREPLACE AND HARDOOD FLOORING!**





**16 GLENN MURRAY Dr**  
**Toronto Ontario M8Y3H3**  
 Toronto W07 Stonegate-Queensway Toronto 119-9-R  
 Taxes: / 2016 SPIS: N Last Status: New  
 lot 16 of plan M948 DOM: -1

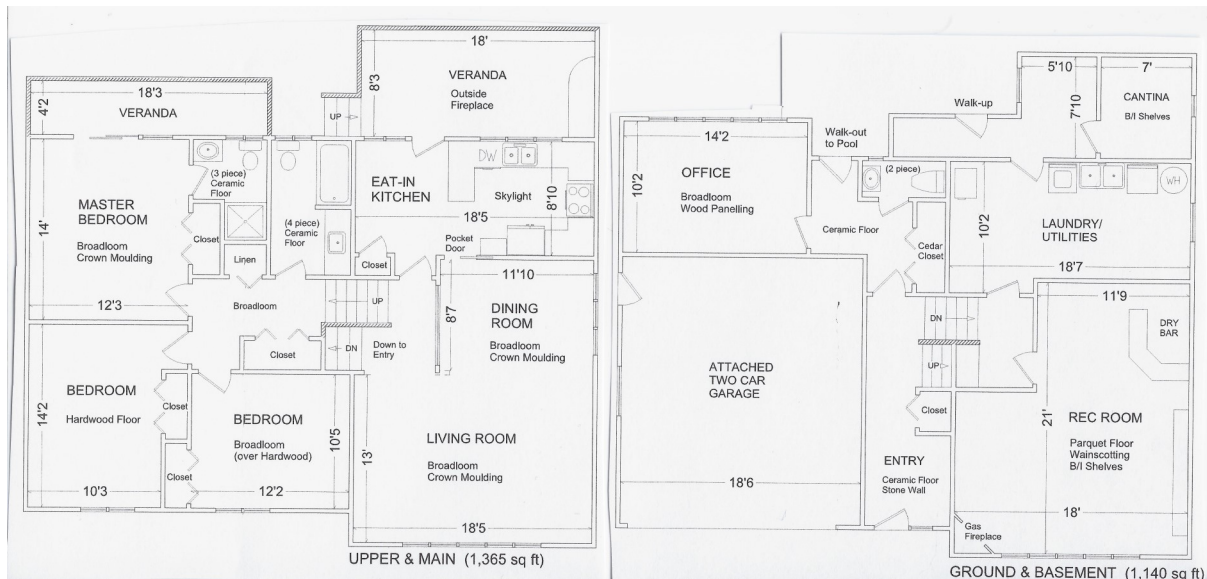
Detached Front On: W Rms: 7 + 3  
 Sidesplit 4 Acre: Bedrooms: 4  
 Lot: 53.67 x 106 Feet Washrooms: 3  
 Irreg: fenced yard 1x4xUpper, 1x3xUpper, 1x2xLower  
 Dir/Cross St: Prince Edward Dr. - Berry Rd

MLS#: Sellers: frank osredkar Contact After Exp: N  
 Open House: 1/27/2017 From: 11:00 To: 12:00  
 Holdover: 90 Possession: 60 days - tba Occup: Owner  
 PIN#: ARN#: 191901772000200

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stone	<b>Zoning:</b> res
<b>Fam Rm:</b> Y	<b>Drive:</b> Pvt Double	<b>Cable TV:</b>
<b>Basement:</b> Fin W/O / Sep Entrance	<b>Garage:</b> Attached / 2	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Park Spcs:</b> 2	<b>Gas:</b>
<b>Heat:</b> Water / Gas	<b>UFFI:</b>	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Pool:</b> Inground	<b>Water:</b> Municipal
<b>Central Vac:</b> Y	<b>Energy Cert:</b>	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Cert Level:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1500-2000	<b>GreenPIS:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b> 849000 / 2016	<b>Prop Feat:</b> Fenced Yard, Park, Public Transit, School	<b>Farm/Agr:</b>
<b>Elevator/Lift:</b>		<b>Waterfront:</b>
<b>Laundry Lev:</b> Lower		<b>Retirement:</b>
<b>Phys Hdcp-Eqp:</b>		<b>Oth Struct:</b>

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	5.6	x 4.0	Broadloom Picture Window
2	Dining	Main	3.5	x 2.7	L-Shaped Room Open Concept Broadloom
3	Kitchen	Main	5.6	x 2.65	Updated Skylight W/O To Deck
4	Master	Upper	4.3	x 3.7	Double Closet W/O To Balcony 3 Pc Ensuite
5	2nd Br	Upper	4.3	x 3.15	Double Closet Hardwood Floor Picture Window
6	3rd Br	Upper	3.7	x 3.2	Double Closet Broadloom Picture Window
7	4th Br	Lower	4.3	x 3.1	Picture Window Broadloom 2 Pc Bath
8	Family	Bsmt	6.3	x 5.5	Gas Fireplace Wainscoting B/I Bar
9	Laundry	Bsmt	5.6	x 3.1	Unfinished Combined w/Br
10	Other	Bsmt			Unfinished W/O To Yard

**Client Remks:** 'SUNNYLEA' CUSTOM BUILT, 1 OWNER 4 LEVEL SIDESPLIT on quiet South Sunnylea street. 3+1 BDRM, 3 BATHRMS. Kitchen was updated a few years ago, 2 renovated bathrooms. West facing back yard! Kitchen walk-out to 5.4 x 2.5 covered concrete verrandah w/outdoor fireplace.  
**Extras:** fridge, stove, dw, microwave, washer, dryer, skylight, outdoor fireplace, 2 zone hi-eff (2016) gas boiler, central air (separate), cvac, gdo, c/alarm, inground pool, interlock brick drive, family room includes gas fireplace, bookcase & bar.  
**Brkage Remks:** attach schedule "B" & Deposit (c/c or b/d) to all offers. please register OFFER w/form 801 to randy@randyyetman.com. Presenting OFFERS Wednesday Feb 1st.



## 16 Glenn Murray Drive "SUNNYLEA"



Spacious "L" shaped Living Room and Dining room includes oversized picture windows.



Eat-in Kitchen includes all appliances, sky-light, Separate dinette area and walk-out to yard.



LARGE 5.4 x 2.5M covered concrete verandah includes outdoor fireplace and overlooks yard & swimming pool!



THREE BATHROOMS: Both the MAIN (pictured here) and the lower powder room bathrooms have been recently renovated!

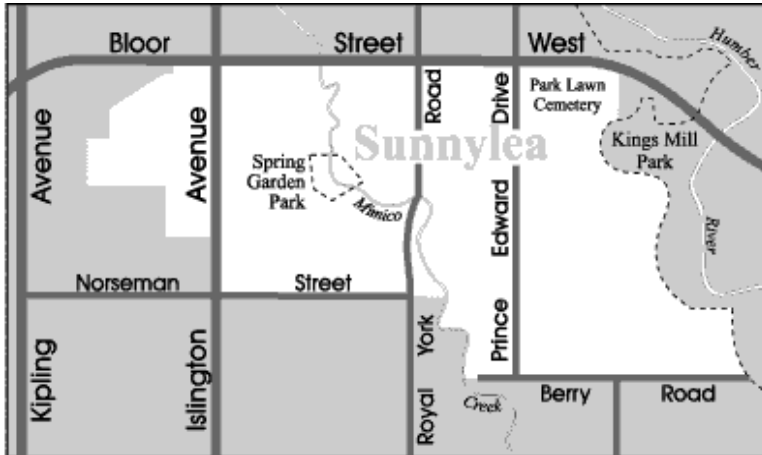


LOWER level FAMILY ROOM includes raised floor w/hardwood flooring, custom wood paneled wainscoting, b/I bookcase, custom bar & gas fireplace. GREAT FOR ENTERTAINING!!!!



WEST FACING rear yard includes in-ground swimming pool with concrete decking!

# Sunnylea



Sunnylea is a highly sought after neighbourhood that is especially popular with young families. There is a country charm here thanks to the Mimico Creek which gently meanders through the centre of this neighbourhood. Sunnylea's many mature trees and the exclusion of sidewalks add to its country-like ambience.

Sunnylea is known for its excellent schools which are a popular drawing card for this neighbourhood. The elementary schools have definite enrollment boundaries that serve different parts of this neighbourhood. You can phone the schools listed below to see which one your child would attend.



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*Thinking of moving? - Call Randy today, and start packing!*

- Full time Realtor, since 1975
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- Licensed Residential Appraiser.
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- Queensway Canadian Hockey, team sponsor.
- Proud sponsor, Run For The Cure—Breast Cancer Foundation.
- Proud Sponsor, Bowl For Kids Sake—Big Brothers Big Sisters.
- Proud Sponsor, Children's Miracle Network



**Children's  
Miracle Network  
Hospitals**

