



168 Glenvale Boulevard

168 GLENVALE BOULEVARD
LEASIDE



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A MASTERPIECE OF MODERN CRAFTSMANSHIP

This custom-built home is a triumph of design, seamlessly blending transitional architecture with contemporary finishes. Set on a beautiful 36 x 120 foot lot in the heart of North Leaside and backing on to the trails and greenery of Sunnybrook Park, the home offers a perfect balance of elegance and functionality, with a curated selection of high-end materials and thoughtful details throughout.

With stunning, new landscaping, a heated stone driveway with parking for two cars and a built-in garage with additional height for a lift, add both beautiful curb appeal and convenience; a true treat in this coveted neighbourhood.

MAIN FLOOR – EFFORTLESS ELEGANCE

Step inside to a welcoming foyer with custom closet and warm hardwood floors, complemented by wall panelling, crown mouldings, and built-in speakers throughout. The open-concept living and dining area is bright and inviting with white oak floors throughout and anchored by wall-to-wall windows overlooking the front garden. A custom wine display and serving pantry with custom cabinetry enhances both style and practicality, seamlessly connecting the dining room to the chef's kitchen making it ideal for entertaining friends and family.

The kitchen features high-end built-in appliances from Wolf and Miele, including a built-in coffee machine, set within modern cabinetry, and accented by clean lines and warm tones. The expansive centre island offers an abundance of counter space for gatherings and everyday living. The kitchen overlooks the family room offering a comfortable retreat with custom built-ins, gas fireplace, and walkout to the rear deck and private gardens.

A discreet powder room, side door entry, and interior access to the garage complete this highly functional main floor.

PRIVATE UPPER RETREAT

Ascend the floating staircase with contemporary detailing and a skylight that bathes the home in natural light. The second level is thoughtfully appointed with hardwood floors, pot lights, and crown moulding. The primary suite is a peaceful sanctuary, featuring wall panelling with integrated mirror, a luxurious custom closet with glass inlay doors, and a six-piece spa-inspired ensuite complete with double vanity and a freestanding tub overlooking the rear gardens.

Three additional bedrooms each offer ample space, their own closets, and plenty of natural light. One enjoys a private four-piece ensuite, while the other two share a five-piece semi-ensuite with separate shower and custom vanity, ideal for family living. A second laundry room on this level enhances everyday convenience.

LOWER LEVEL – FLEXIBLE & INVITING

The lower level extends the home's appeal with heated floors, pot lights, and an expansive recreation room. Custom built-ins flank both a fireplace and a bar area, creating a warm and inviting atmosphere. A walk-out to the fully fenced rear garden enhances the connection between indoor and outdoor living. Two additional rooms offer versatility as guest bedrooms, home offices, or a fitness space, complemented by a modern three-piece bathroom and a second laundry area.

OUTDOOR OASIS

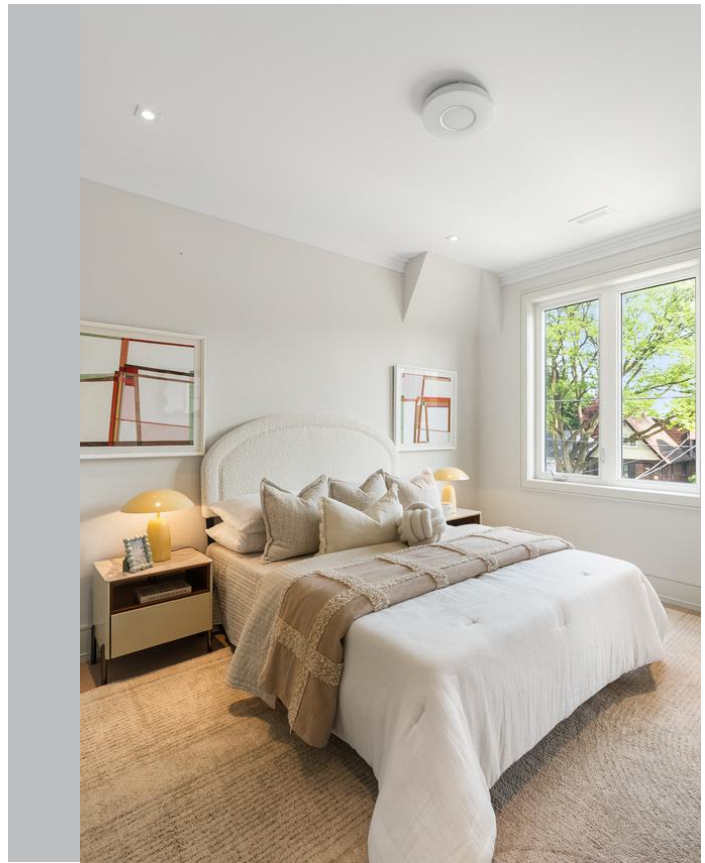
The rear garden is designed for both privacy and enjoyment, featuring a wood deck with glass railing, spacious stone patio with a stunning pergola. A convenient, private gate providing secure access to the ravine beyond, ensuring both beauty and practicality.













HIGHLIGHTS & FEATURES

- Stunning curb appeal with private, heated stone driveway with space for two vehicles and built-in garage with EV charger and high ceiling height
- Custom-built home with curated finishes and fixtures
- Built-in speakers throughout the main level
- Smart home system
- Heated floors in all bathrooms and lower level
- White oak hardwood floors throughout the main and upper levels
- Open-concept main floor living room and dining room with custom panelling, with wall-to-wall front windows overlooking the front gardens and custom wine display
- A servery pantry with custom cabinetry connecting dining and kitchen areas; ideal for entertaining with double doors
- Chef's kitchen with Wolf and Miele appliances, including built-in coffee maker
- Expansive centre island with Caesarstone countertops
- Family room with gas fireplace adorned in Caesarstone and flanked by custom built-ins, with walkout to garden
- Main floor powder room with high ceiling height and privately tucked away
- Custom staircase with floating staircase
- Upper landing with custom panelled walls and skylight
- Primary suite with white oak hardwood floors, pot lights, custom closet and six-piece spa-inspired ensuite
- Primary ensuite features an oversized glass enclosed shower with rain shower head, a custom floating vanity and custom cabinetry
- Three other well proportioned bedrooms each with ample closet space with ensuites
- Second-floor laundry room for added convenience
- Lower level offers heated tile floors throughout
- The spacious recreation room has heated tile floors, pot lights, custom built ins with walk-out to rear gardens
- Two lower-level rooms offering a versatile floor plan for for an additional guest suite, office, or private gym
- Walk-out to professionally landscaped and private backyard with expansive deck, terrace and pergola
- Access to ravine area from backyard gate
- Walking distance to the amenities on Bayview and Eglinton
- Steps to the ravine and all the trails
- In school district for coveted Northlea Elementary School and Leaside High School
- In close proximity to top private schools

INCLUSIONS

- Miele integrated refrigerator
- Wolf 6-burner gas range
- Miele built-in dishwasher
- Wolf built-in coffee maker
- Wolf microwave
- Samsung washer and dryer (upper level)
- LG washer and dryer (lower level)
- Gas furnace and equipment
- Central air conditioner and equipment
- Built-in speakers
- EV charger
- Security system (monitoring separate)
- All electrical light fixtures

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Floor Plans



LOT

- 36 Feet x 120 Feet

POSSESSION

- Immediate or To Be Arranged

EXCLUSIONS

- None

TAXES

- \$14,689.91 (2025)

RENTAL ITEMS

- Tankless Hot Water Heater \$130.50 / Month

PARKING

- Private Drive with Integrated Garage



ELEVATE YOUR EXPECTATIONS



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