

## Welcome to 108 Castlewood Road in the desirable Allenby neighbourhood.

This beautifully updated **3+1 bedroom, 4 bathroom** home is located in one of central Toronto's most sought-after family communities. Within the catchment area for **Allenby Junior Public School (JK-6), Glenview Senior Public School, and North Toronto Collegiate Institute (9-12)**, this residence offers both lifestyle and convenience. You're just a short walk to the upcoming Crosstown LRT, the shops and cafés of Eglinton Way, Summerhill Market, and Shoppers Drug Mart.

The home has been meticulously maintained and thoughtfully updated, offering turnkey living with elegant details throughout.

### MAIN FLOOR

- **Foyer:** Limestone floor, built-in credenza/shoe rack, double hall closet, chandelier, wall niche.
- **Living Room:** 9-ft ceilings, crown mouldings, halogen lighting, wallpaper accents, hardwood floors, wood-burning fireplace.
- **Dining Room:** Open to living room, hardwood floors, glass block vertical windows, deco-inspired ceiling mouldings.
- **Powder Room (2-pc).**
- **Kitchen:** Hardwood floors, halogen lighting, shaker-style cabinetry with pull-out pantry and corner lazy susan, full-height storage with glass display cabinets and lighting, touchless kitchen faucet, granite counters, subway tile backsplash.
  - **Appliances:** Sub-Zero refrigerator/freezer, Wolf 6-burner gas range with convection oven, exhaust hood, KitchenAid microwave & warming drawer, LG built-in dishwasher.
- **Breakfast Area:** Built-in banquette with floor-to-ceiling shaker cabinetry and lighted display units, glass railing overlooking the step-down family room.
- **Family Room:** 10'9" ceilings, hardwood floors, custom built-in wall-to-wall bookcases with cabinetry and lighted display alcoves, upgraded zero-clearance gas fireplace with porcelain marble surround, expansive west-facing casement windows, double French doors to private deck with stairs to garden and garage.

### SECOND FLOOR

- **Landing:** Hardwood floors, vaulted ceiling, skylight, large glass block window, modern sconces, linen closet.
- **Primary Bedroom:** Hardwood floors, vaulted ceiling, paneled wainscoting, stone accent wall with gas fireplace, walk-out to newly finished west-facing deck with wood/metal railings.
  - **5-Piece Ensuite:** Skylight, stone accent wall, double vanity with stone counter, glass shower, bubble-jet tub with stone surround, west-facing window.
- **2nd Bedroom:** Broadloom, crown mouldings, large window with roman blind, built-in window seat with storage drawers, double closet with organizers.

- **3rd Bedroom:** Broadloom, wainscoting, roman blind, double closet with organizers.
- **Main Bathroom (4-pc):** Skylight, tile floor & surround, bright neutral finishes.

### LOWER LEVEL

- **Recreation Room:** Newly installed broadloom, pot lighting.
- **4th Bedroom:** Glass block window, double closet with organizers.
- **Bathroom (4-pc):** Tile floor and surround.
- **Laundry Room:** Upper and lower cabinets, laundry sink, large countertop, LG washer/dryer, built-in shelving, large storage area, crawl space access under family room.
- **Ceiling Height:** 7'4".

### PARKING

- Front pad, single-car garage, and street permit parking.

### RECENT UPGRADES

Roof (2010), Flat Roof (2024), Casabello Thermo Low-Argon Windows (2017), Main Floor/Stair Floors Refinished (2017), Family Room Glass Railing (2017), Exterior Stucco (2019), LG Washer/Dryer (2020), Furnace (2021), Family Room Gas Fireplace (2022), A/C Compressor (2023), Oversized Front Door with Programmable Dana Lock & Remote Entry (2025), Alarm System Upgrade (2024), Primary Bedroom Glass Doors & Master Bathroom Window (2025), Ring Doorbell (2025), LG Dishwasher (2025), Upper Deck & Railings (2025), Broadloom (Lower Level & Stairs, 2025)

### FINANCIAL & INCLUSIONS

- **Property Taxes (2024):** \$11,492
- **Inclusions:** Sub-Zero refrigerator/freezer, Wolf 6-burner gas range, KitchenAid microwave, convection oven & warming drawer, LG dishwasher, LG washer/dryer, all light fixtures, window treatments, broadloom where laid.
- **Exclusions:** Dining room and master ensuite chandeliers, all televisions, family room draperies, basement chest freezer.