

## Room Dimensions

### Main Floor

- Foyer (14'11" x 5')
- Living/Dining (23'4" x 15'3")
- Kitchen (15'6" x 8'8")
- Pantry (6'2" x 3'4")
- Family Room (15'3" x 15'2")
- Storage Closet (6'2" x 3')
- 3-Piece Bathroom
- Laundry

### Second Floor

- Primary Bedroom (24'7" x 15'2")
- 2-Piece Toilet Room
- 3-Piece Main Bathroom (12' x 5')
- Bedroom 2 (15'7" x 10')
- Bedroom 3 (10'8" x 8'6")

### Third Floor

- Studio/Office (19'8" x 15'3")
- Balcony (5'9" x 3'7")

### Exterior

- Bunkie/Shed (10' x 10')
- Storage Shed (6' x 8')

## Key Features & Upgrades

- Foundation repair & structural beam installed 2021,
- Kitchen (Iripinia Kitchen, quartz counters) 2022,
- Maple hardwood floor in family room 2022
- Central air conditioning unit installed 2019
- Central humidifier 2019
- Shed/Bunkie with loft built 2020.
- All new plumbing and wiring 2006
- New corrugated metal siding, strapping, tyvek 2006
- R20 insulation 2006
- 6 mil vapor barrier, new drywall 2006
- Roof: 50 year shingles, new felt paper, new moisture barrier, new 1/2 inch plywood, r 20 insulation, roof vents 2006
- Steps to LRT, Westboro Beach and SJAM recreational paths for cycling & cross country skiing



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325 Lanark Ave



**Sunny Single Home for Sale in  
Westboro Beach**

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**R**are combination of space, light and modern style just blocks from Westboro Beach and the LRT - quiet and yet so close to everything! This extensively renovated 3-bedroom, 3 bath single home is bathed in natural light, and features open concept living, a stunning new kitchen, main floor family room, private back yard oasis and a third floor space perfect for a studio, office or make a 4th bedroom. Versatility abounds here! Upstairs are three bedrooms, including a large second bedroom with space for more than one! The Primary bedroom is enormous with abundant closets and access to the third floor. A main bathroom with separate tub and shower and separate water closet with toilet and sink - the perfect set up for a family! The third floor offers a large room with soaring ceilings and private balcony overlooking the beautiful back yard. This room offers so many options, from music or art studio to office or 4th bedroom. It's a truly special space full of light!

**PRICE** \$849,900  
**HEATING** Forced Air, Natural Gas  
**COOLING** Central Air Conditioning  
**POSSESSION** September 15th, 2022

**INCLUSIONS** Refrigerator, Stove, Dishwasher, Washer & Dryer, Central Vacuum,  
 All light fixtures, Window coverings.  
**EXCLUSIONS** Sound Panels, Cement Garden Statues, Children's Room Curtains,  
 Shelving in Shed

**HYDRO** \$100/month (approx.)  
**GAS** \$120/month (approx.)  
**WATER** \$75/month (approx.)  
**PROPERTY TAXES** \$7,373.38 (2022)