



57 Glenmanor Way
Vaughan Ontario L4J 3A3
Vaughan Crestwood-Springfarm-Yorkhill York
SPIS: N Taxes: \$6,213/2025 DOM: 0

Detached **Front On: E** **Rms: 6 + 1**
Link: N Acre: **Bedrooms: 3**
2-Storey **Washrooms: 3**
1x2xGround, 1x4x2nd, 1x4x2nd

Lot: 18.45 x 119.62 Feet Irreg: Irr As Per Survey
Dir/Cross St: Yonge St/Clark
Directions: Spring Gate Blvd & Glenmanor Way

MLS#: N12843732 PIN#: 032530217
Possession Remarks: TBA
Legal: M2005 Pt Blk 131 R565R5498

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Wooded/Treed Interior Feat: Auto Garage Door Remote, Built-In Oven, Countertop Range, Water Treatment Security Feat: Alarm System	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.39	x 10.5	Bay Window	Hardwood Floor	Pot Lights
2	Dining	Main	11.48	x 9.51	Hardwood Floor	Window	Open Concept
3	Kitchen	Main	18.37	x 8.53	Centre Island	W/O To Deck	Modern Kitchen
4	Prim Bdrm	2nd	17.72	x 11.35	Ensuite Bath	His/Hers Closets	Bay Window
5	Br	2nd	13.55	x 9.12	Double Closet	Window	Laminate
6	Br	2nd	12.53	x 9.45	W/I Closet	Window	Laminate
7	Rec	Bsmt	18.37	x 18.37	Laminate	Window	Open Concept
8	Laundry	Bsmt	9.51	x 8.86	Ceramic Floor	Laundry Sink	Window

Client Remks: Welcome to this beautifully renovated detached home, perfectly situated in the highly sought-after Crestwood-Springfarm-Yorkhill neighbourhood. Every detail has been thoughtfully designed for modern living, combining elegance, comfort, and energy efficiency. Custom Italian Kitchen Featuring Caesarstone Quartz countertops, sleek cabinetry, and high-end built-in appliances, including:Sub-Zero fridge, Bosch ultra-quiet dishwasher, Dacor wall oven & convection microwave, Thermador induction cooktop with retractable downdraft system. Open-Concept Main Floor - Perfect for entertaining and family gatherings. Renovated Bathrooms are Complete with Italian ceramics, Hansgrohe fixtures, and heated Schluter floors that can be controlled remotely via smartphone. This house is Smart & Energy-Efficient with Upgrades - New high-efficiency furnace (2024),Rental water heater (2025),Attic upgraded to R60 insulation for superior energy performance, 50-year architectural shingles (installed 2017) with ridge venting system & oversized eavestroughs, Velux skylight brings abundant natural light into the home, Smart monitored alarm system with mobile access and touchscreen panel, Whole-home Kinetico water softening system, large ple-shaped lot with south east backyard perfect for entertaining, Stone Driveway and walkways, Located close to Community centers, schools, grocery stores, the Promenade Mall and restaurants.

Inclusions: Sub-Zero Fridge, Bosh Top Line dishwasher, Built In Dacor Oven & Convection Microwave, Thermador Induction Cooktop with Retractable Downdraft, Washer, Basement Fridge, Kinetico water softener, 65" Samsung 4K smart TV, Window Coverings, Electric Light Fixtures

Listing Contracted With: PAUL ZAMMIT REAL ESTATE LTD. Ph: 905-881-2181