

# 61 DAGMAR AVE.

## NOTABLE UPDATES:

This home was redesigned and fully renovated by one of Sustainable TO's senior Architects for him and his family to reside in for the last three years. Updates are too many details to mention individually, but here are the highlights.

## PROPERTY SUMMARY:

Basement Tenants: month to month, excellent and may stay  
Basement Revenue: \$1,240 plus  
Tenant Pays: gas and electric  
Landlord pays Water/Sewer and tax

## UTILITIES:

Water \$50/mo appx ave  
Gas \$75/mo appx ave  
Electric \$225/mo appx ave

## INCLUSIONS:

Washer/Dryer  
Washer-Dryer  
2x Dishwasher  
2x Fridge  
2x Range  
Heat Recovery Ventilation Unit (HRV)  
Navien domestic Hot water heater  
Navien radian heat and domestic hot water heater  
Main Unit Central A/C  
Hydronic Furnace

## EXCLUDE:

DR electric light fixture



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**BOSLEY**  
REAL ESTATE

## DETAILED FEATURES

### MAIN UNIT

Solid Birch Hardwood throughout main and second floor  
Pot Lights highlight clean walls Plus separately switched ceiling fixture lighting  
Living Room Picture window w view of canopied Margorie Street (one-way, facing away)  
Double Entry Closet  
Chic Powder Room w tile floor (vented)  
High Ceilings on both floors  
Separate Laundry, Hydronic Clean Air Furnace, Navien Domestic Hot Water, High Efficiency Air Filter  
Oversize east facing window along stairwell

### Kitchen:

Quartz counter tops  
White beveled subway tile backsplash  
Under cabinet task lighting  
Potlighting contrasted by Industrial Island Pendant Lights  
Oversize chalk board  
Two full walls of pantries and drawers and cabinetry  
Double under counter mount ss sink  
SS Dishwasher, SS Dbl Door/Drawer Full Size Fridge, Gas Range  
Walk Out French Doors to low maintenance urban garden

### Rear Yard:

Permeable Pavers for one car parking  
Raised Garden beds w wood-formed concrete curbs  
Sheds, gates and lath privacy fence  
Sliding Garage door (can be powered), separate rear gate to Dundas

### Main Wash Room:

Large, bright 5pc  
Herringbone Marble Flooring  
Quartz Counter, sill and ledges  
Pot Light  
Vented  
Double Surface mount Sinks  
White subway tile Feature wall  
Lots of cabinet storage

### Master:

Vaulted ceilings  
Exposed rustic rafters with feature lighting  
Custom black-out drapery on brass rods  
Nest Pendant lights  
Barn Door entrance  
Wall-to-wall closets with built in shelving and accessories

### BASEMENT

Front entrance walk-out  
Safe and comfortable low rise, high run exterior steps  
Polished concrete with non-slip texture  
High Ceilings  
Separate Gas and Electric Metering  
HRV  
Navien Domestic and Radiant Hot Water On-Demand  
Floor drains, backflow prevention and sump pump  
Full Size private Laundry in Mechanical room w door lighting  
Navien domestic and radiant hot water and HRV

### Wash Room:

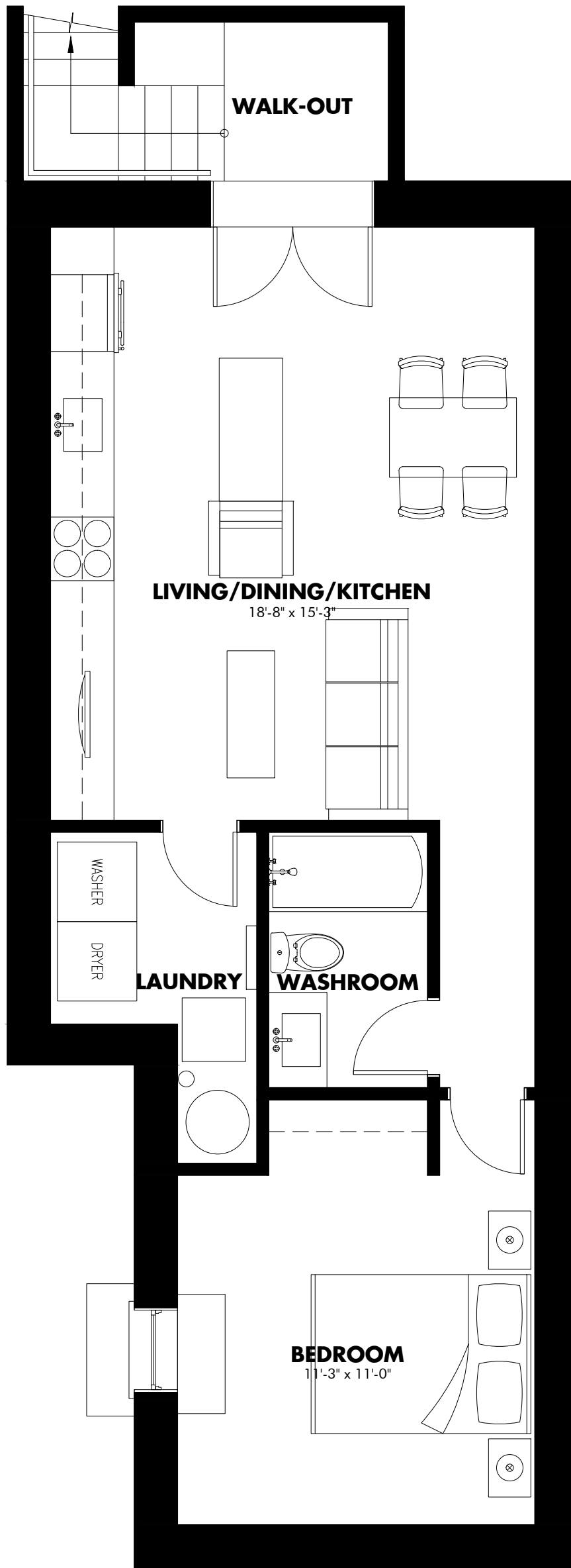
4pc, white beveled subway tile  
Heated Towel Rack (hot water radiant)  
HRV Boost  
Separate Ventilation  
Full Size vanity and mirror

### Bed Room:

Full size room w Double closet  
Extra deep window well and elongated casement window  
Track Lighting

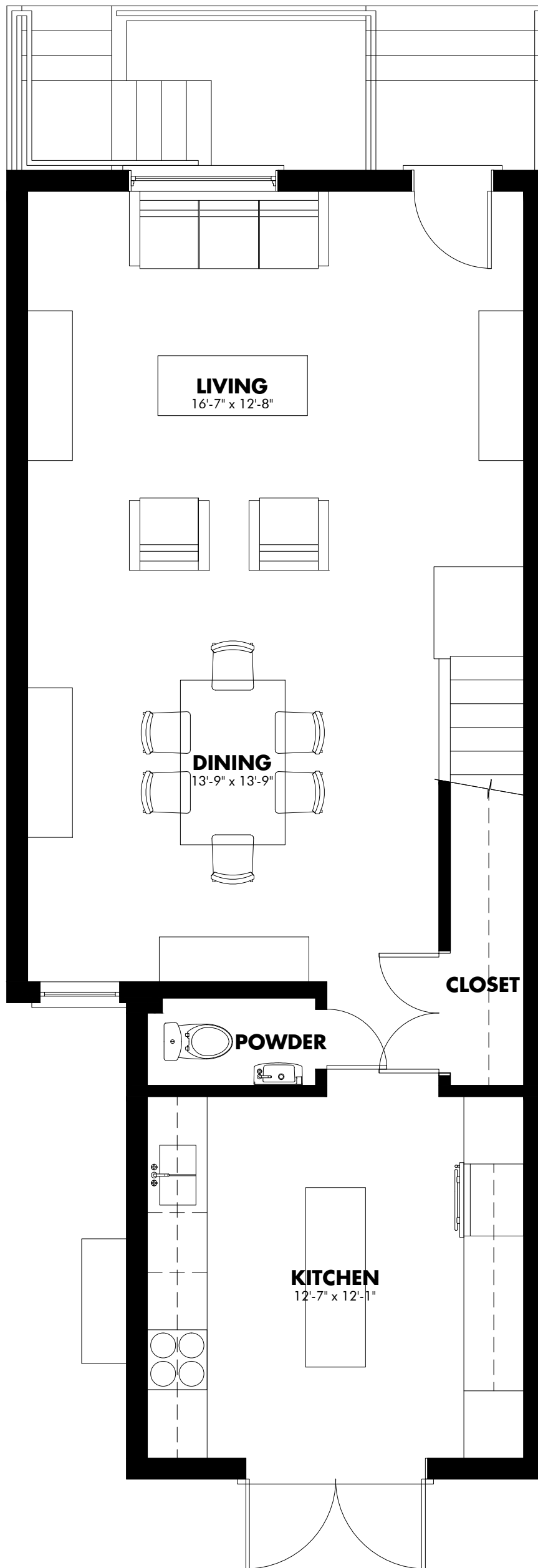
### Kitchen:

Wall-to-Wall cabinetry  
Integrated front entrance closet  
Ample counter and cabinet space  
Integrated prep area  
Dishwasher  
Stove  
Full size Fridge w Icemaker  
Radiant Heating



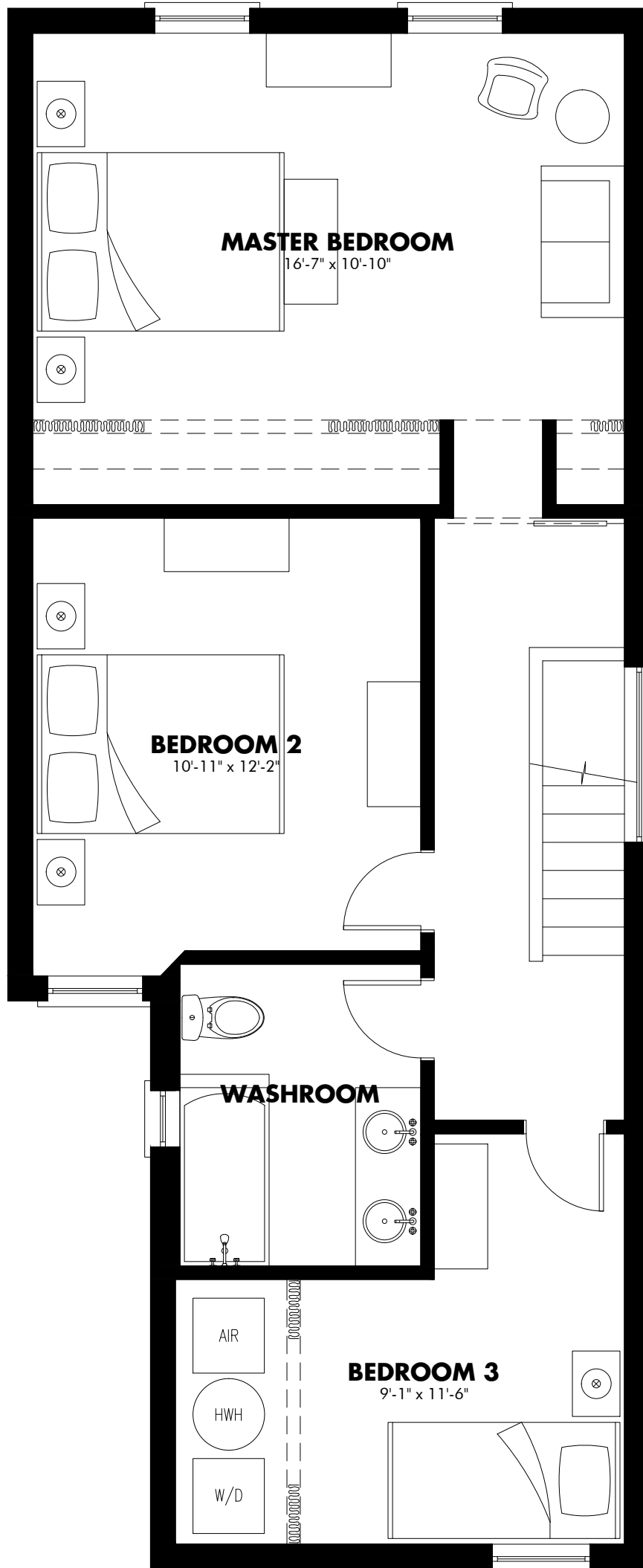
**61 DAGMAR AVE.**

BASEMENT UNIT  
625 sq.ft.



**61 DAGMAR AVE.**

1st FLOOR PLAN  
720 sq.ft.



# 61 DAGMAR AVE.

2nd FLOOR PLAN  
720 sq.ft.

**PLAN OF SURVEY OF  
PART OF LOTS 30 AND 31  
REGISTERED PLAN M-15  
CITY OF TORONTO  
SCALE 1:150**

1.5m 0 1.5 7.5metres

**VLADIMIR DOSEN SURVEYING, O.L.S.**

PE--



I require this plan to be deposited under the Land Titles Act

Date \_\_\_\_\_

VLADIMIR DOSEN, B.Sc.  
ONTARIO LAND SURVEYOR

**PLAN 66R-27934**

RECEIVED AND DEPOSITED

Date \_\_\_\_\_

REPRESENTATIVE FOR LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF  
THE TORONTO REGISTRY OFFICE(No.66)

**BEARING NOTE:**

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM CONTROL MONUMENTS HCM 02219740264 AND HCM 02219740263 BASED ON THE M.T.M. COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE.  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998815  
BEARINGS OF THE FOLLOWING PLANS HAVE BEEN ROTATED COUNTER-CLOCKWISE BY 01°17'25" TO ACCOUNT FOR DIFFERENT MERIDIANS - PL & P1

SPECIFIED CONTROL POINTS (SPC'S)  
M.T.M. ZONE 10, TOR H-1974(GRID)  
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG.216/10

| POINTS ID | NORTHING      | EASTING     |
|-----------|---------------|-------------|
| 022740990 | 4 836 226.740 | 318 098.116 |
| 022740906 | 4 836 182.744 | 317 933.875 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

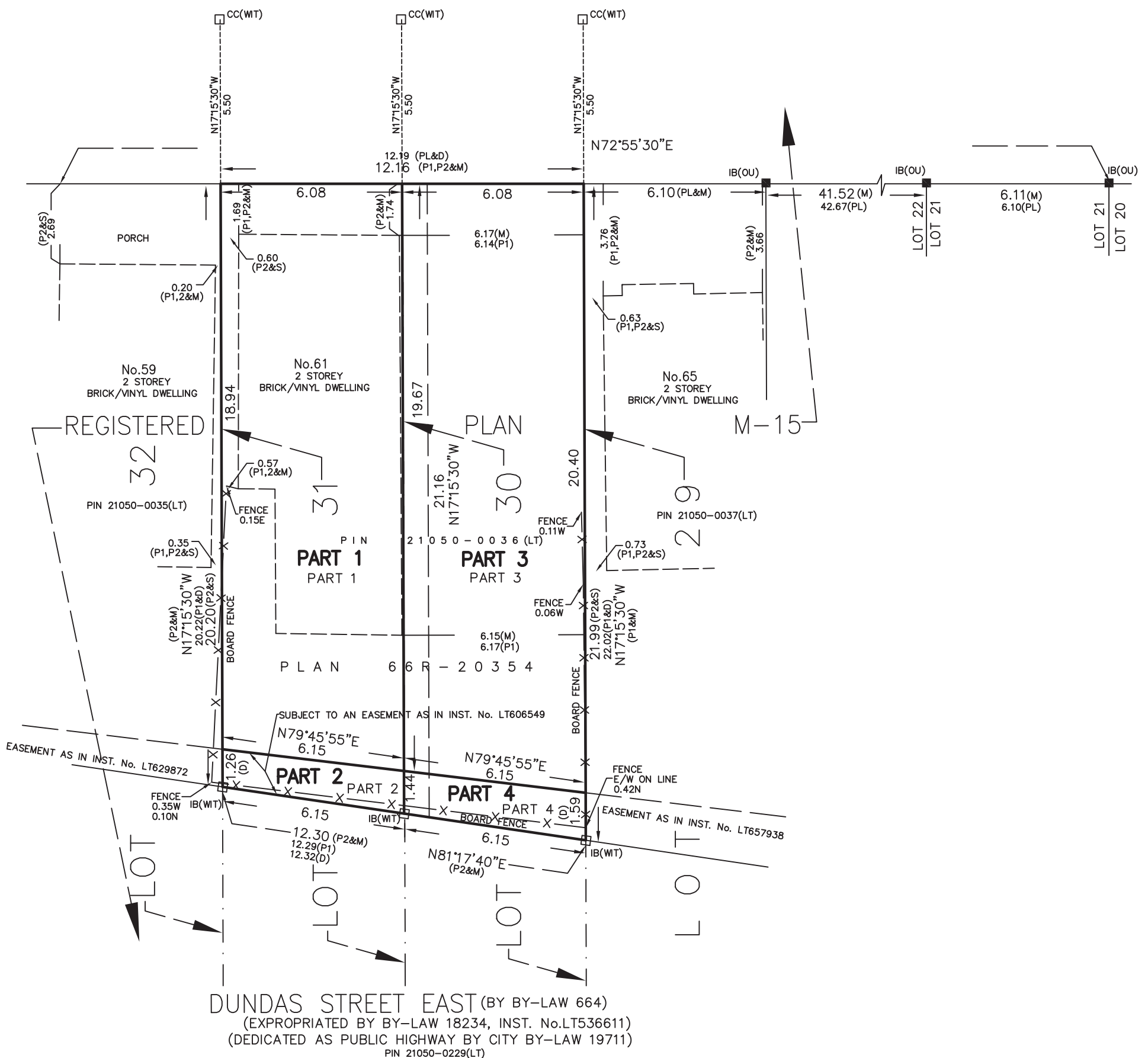
| LIST OF COORDINATES |               |             |
|---------------------|---------------|-------------|
|                     | NORTHING      | EASTING     |
| ①                   | 4 836 563.859 | 317 973.598 |
| ②                   | 4 836 558.492 | 317 976.889 |
| ③                   | 4 836 555.150 | 317 945.413 |
| ④                   | 4 836 549.314 | 317 947.254 |

**SCHEDULE**

| PART | PART OF LOTS | REGISTERED PLAN | ALL OF PIN     | AREA (m <sup>2</sup> ) |
|------|--------------|-----------------|----------------|------------------------|
| 1    |              |                 |                | 117.4                  |
| 2    | 30 AND 31    | M-15            | 21050-0036(LT) | 8.2                    |
| 3    |              |                 |                | 121.8                  |
| 4    |              |                 |                | 9.1                    |

PARTS 2 AND 4 ARE SUBJECT TO AN EASEMENT AS IN INST. No.LT606549

**DAGMAR AVENUE (BY CITY BY-LAW 3433)**  
(FORMERLY BIRTLE AVENUE BY REGISTERED PLAN M-15)  
PIN 21050-0071(LT)



**DUNDAS STREET EAST (BY BY-LAW 664)**  
(EXPROPRIATED BY BY-LAW 18234, INST. No.LT536611)  
(DEDICATED AS PUBLIC HIGHWAY BY CITY BY-LAW 19711)  
PIN 21050-0229(LT)

**NOTES AND LEGEND**

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- WIT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- S DENOTES SET
- M DENOTES MEASURED
- C DENOTES CALCULATED
- PL DENOTES REGISTERED PLAN M-15
- P1 DENOTES PLAN BY C.E.DOTTERILL, O.L.S., DATED 1983
- P2 DENOTES PLAN 66R-20354
- D DENOTES INST. No.LT606549

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE FIELD WORK WAS COMPLETED ON THE 20th DAY OF FEBRUARY, 2015

FEBRUARY 20, 2015

DATE

V. DOSEN, B.Sc.  
ONTARIO LAND SURVEYOR

**VLADIMIR DOSEN SURVEYING  
ONTARIO LAND SURVEYORS**

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|                |                                   |
|----------------|-----------------------------------|
| FIELD: VD      | CAD FILE: 61 DAGMAR AVENUE-RPLAN1 |
| DRAWN BY: VD   | FILE: 09-165                      |
| CHECKED BY: VD | JOB No: 13268                     |