

## PROPERTY SUMMARY:

Type: as Row)	Semi-Detached Abutting on West Wall (Appears
Lot Size:	14.67 x 88
Year Built:	1887
Style:	Two and Half Storey
Walk Score:	92, A Walker's Paradise
Transit Score:	96, World Class Public Transportation
Bike Score:	100, Flat as a Pancake, Excellent Bike Lanes
Tax Year 2016	\$5,704.47
Closing Date Preferred	March 24, 2017 or Earlier

Subject to Heritage District Cabbagetown-Metcalf Designated Part V  
Parking: Per City of Toronto Permit Parking as at January 24, 2017, there are 57 street parking spots available for this area.

## INCLUSIONS:

Stainless Steel Fridge, Gas Stove, Dishwasher, Microwave Range Hood; Washer and Dryer; Master bedroom wardrobe. On-demand tankless hot water heater, Central Air Conditioner, Ductless Air Conditioner, Gas and Burner Equipment, Dog Ramp, All ELFs, Blinds and Window coverings not belonging to Stager, Foyer Wardrobe, MBR Closet Cabinetry, Utility Room Shelving.

## EXCLUDE:

Rental Gas Hot Water Tank  
All Property Belonging To The Staging Company

# 21 SALISBURY

## PROPERTY FEATURES

### LIVING ROOM

- Working Fireplace With Original Mantle And Tile Work
- Hardwood Floors
- Multi Layer 12" Crown Moldings
- California Shutters Over Custom Thermal Window W Arch
- Pot Lights
- Reproduction Wood Railings
- Freshly Painted
- Foyer Wardrobe (Incl)

### DINING ROOM

- Hardwood Floors
- Crown Moldings
- Updated Window
- Open Concept
- Chandelier (Incl)

### KITCHEN

- Walk Out To Deck
- Stainless Steel Appliances: Gas Range, Fridge, Microwave And Hood
- Under Cabinet Task Lighting
- Glass Door Display Cabinet With Lighting
- Tile Backsplash
- Double Ss Sink
- Breakfast Area
- Granite Countertops
- Tile Floors
- Pot Lights

### MASTER BEDROOM

- His And Hers Closet; Double Built In And Wardrobes (Incl)
- Wood Floors
- Semi - En Suite
- Custom California Shutters
- Multiple Windows

### SECOND FLOOR MAIN WASHROOM

- Private Full Window
- Corner Hydro Massage Therapy Soaker
- Tile Surround
- Large Vanity With Granite Counter
- Fan
- Tile Shower Stall With Recessed Light

### SECOND BEDROOM

- Walk-In Closet W Organizers
- Hardwood Floors
- South Exposure

### THIRD BEDROOM

- Walk-In Closet/Storage/Studio
- Walkout To Rooftop Deck (New Roof Membrane)
- 16' Vaulted Ceilings
- Cork Flooring
- New 3 Piece Washroom
- Alternate Ductless For 3rd Floor

### Basement Utility Room

- Window
- Storage And Mechanical Room With Window And Tile Flooring
- Rough-In For Central Vac Including Piping To All Levels And Kitchen Vacpan Toe Kick
- Washer Dryer
- Storage Shelving

### BASEMENT RECREATIONAL ROOM OR 4TH BEDROOM

- Privacy Door
- New Carpet On Stairs
- Laminate Floor
- Good Ceiling Height
- Recessed Track Light
- New 3-Piece Washroom With Seamless Glass Barrier-Free Shower
- Full Closet And Window
- Sump Pump W Battery Back Up And Floor Drain In Cabinet

### Exterior

- Irrigation System Front And Back
- 14' X 10' Terrace At Third Level
- Private Laneway
- Large Garden Shed
- Entertainer's Deck Of Kitchen
- Mature Gardens

## FEATURES & IMPROVEMENTS

### Upgrades Since 2005 - 2015

- Refinished And Waterproofed Basement 2013
- Sump Pump With Battery Back-Up 2013
- Garden Shed And Backyard Decking 2013
- Front Steps 2013,
- Tankless On-Demand Hot Water Heater 2011
- Furnace 2011
- Basement Bathroom 2011
- Front Door 2009
- Front Sloped Roof 2009
- Water Supply Line Upgraded To ¾" Copper 2007
- 3rd Floor Ductless AC 2007
- Closet Organizers In Master And 2nd Bedroom 2006 And 2011
- All Pot Lights 2006
- Custom California Shutters 2006
- In-Ground Sprinkler System For Front And Back Yards 2006
- Gas Line For Barbeque 2005
- Alarm System 2005
- Further Painting
- Lighting Upgrades
- Re-Grading And Gravel Installation In Crawl Space
- Insulation Of Piping, Duct And Floor Cavity In Crawl Space
- Pest Control Measures To Exterior And Crawl Space

### UPGRADES SINCE 2015 TOTALING OVER \$50,000

- Painting
- Flat Roof/Deck
- Egress Window (Enlarged, New Window Well)
- Basement Stairwell
- Eaves Repair (Leaf-Guard, Sofits, Vents, Downspouts)
- Exterior Grading/Retaining Walls
- Bathroom Faucet
- Foundation Spray/Repairs
- Crawlspace Repairs
- Chandelier Install
- Bathroom Upgrades
- Basement Ductwork
- Backsplash
- Dog Ramp
- Electrical Work
- Cork Floor Install
- Wall Niche Bedroom
- Basement Wall/Closet
- A/C Maintenance
- Misc Trim Work/Repairs

Errors And Omissions Can Happen,  
Please Confirm Any Critical Information.