


75 BERTMOUNT AVENUE BUYER BOOK



	75 Bertmount Ave Toronto Ontario M4M2X8 Toronto E01 South Riverdale Toronto 120-23-S SPIS: N Taxes: \$4,400.88 / 2018 DOM: 0		List: \$999,000 For: Sale
	Semi-Detached 2-Storey	Front On: E Acre: < .50	Rms: 7 Bedrooms: 2 Washrooms: 2 1x3x2nd, 1x3xLower Lot: 20 x 80 Feet Irreg: Joint R O W Of 3', 62' Long (Mutual Driv Dir/Cross St: Pape/ Queen St E

MLS#: E4366499		Contract Date: 2/24/2019		Possession: April 1st		PIN#: 210510070	
Kitchens:	1	Exterior:	Brick	Zoning:	R2Z2		
Fam Rm:	N	Drive:	Mutual	Cable TV:			
Basement:	Fin W/O	Gar/Gar Spcs:	None / 0.0	Hydro:			
Fireplace/Stv:	Y	Drive Park Spcs:	0	Gas:			
Heat:	Forced Air / Gas	Tot Prk Spcs:	0.0	Phone:			
A/C:	Central Air	UFFI:	No	Water:	Municipal		
Central Vac:	N	Pool:	None	Water Supply:			
Apx Age:	100+	Energy Cert:		Sewer:	Sewers		
Apx Sqft:	1100-1500	Cert Level:		Spec Desig:	Unknown		
Assessment:		GreenPIS:		Farm/Agr:			
POTL:		Prop Feat:	Library, Park, Place Of	Waterfront:			
POTL Mo Fee:			Worship, Public Transit, School	Retirement:	N		
Elevator/Lift:	N			Oth Struct:	Garden Shed		
Laundry Lev:	Lower						
Phys Hdcap-Eqp:							

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	24.99	x 14.17	Combined W/Dining
2	Dining	Main	24.99	x 14.17	Combined W/Living
3	Kitchen	Main	14.40	x 10.76	Eat-In Kitchen
4	Foyer	Main			French Doors
5	Master	2nd	14.92	x 13.15	Cathedral Ceiling
6	2nd Br	2nd	14.92	x 10.76	W/W Closet
7	Bathroom	2nd			Tile Floor
8	Rec	Bsmt	23.75	x 11.41	W/W Closet
9	Bathroom	Bsmt			3 Pc Bath
10	Laundry	Bsmt	8.76	x 8.50	Tile Floor

Client Remks: Listed Early Due To Demand. Pro Photos Tues. | The Wide Frontage And High Ceilings Contribute To The Openness And Grandeur Of This Fully Renovated With Almost 1,900Sf Of Living Space. Two Spacious Bedrooms, The Master With A Bay And Vaulted Ceilings; Fully Updated, Warm, Homey. Open Concept Chef's Kitchen With Peninsula And Picture Window Walks Out To New Raised Deck W Storage And Cobblestone Rear Yard. Too Many Upgrades To List (Dnld)

Extras: Updates Include Roof, Ac, Furnace, Exterior Doors, Windows, Sump And Battery Backup, Rear Decking And Storage, Landscaping, Lowered Basement, Fully Finished W Laundry. Included Window Coverings, Elfs, Water Softener, Alarm, Kids Playhouse

Listing Contracted With: BOSLEY REAL ESTATE LTD., BROKERAGE **Ph:** 416-465-7527

Overview

Roll Number 1904082090036000000

Legal Description PLAN 462E PT LOTS 42 & 43

Building Type: Semi Detached

Lot Size: 20' x 80'

Year Built: 1913

Walk Score: 94 Walk Score

Bike Score: 97 Bike Score

Transit Score: 92 Transit Score

Utility Bill (water, bins, solid waste) \$337.10 (last 3 months)

Tax Year 2018: \$4,400.88

Notable Updates:

To many to List

See Features

Inclusions

- Washer
- Dryer
- Dishwasher
- Fridge
- Stove
- All electric light fixtures
- All HVAC Gas and Burner Equipment
- Window Coverings
- Water Softener
- Kids Playhouse
- Ductless AC
- Water Softener
- Ethynol Fire Place
- Entrance Coat Rack
- Central AC
- WR Baskets
- Chalk Board

Exclusions

- Hot Water Heater Is A Rental

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

Features

General

- New Exterior Door And Frame With A Camber Top Brick Mold And Lion Head Doorknocker 2014, \$8,500
- All New Windows & Doors
- Roman Blinds
- Custom Wood Return Air Grating
- Custom Doors Throughout
- Premium Quality Door Fixtures
- Crown Mouldings
- Linen Closet W Light – Upstairs
- Exposed Brick
- Grand Baseboards And Door Casings
- 100Amp Service With Surge Protection
- All Elfs
- Potlights
- New Bannisters W Height To Code
- Painted Interior Top To Bottom
- Central Ac
- Two Ductless Ac Heat Pumps For Perfect Br Temperature Balance

Kitchen

- Tv Mount For Large Screen Tv
- Ss Fridgidaire Gallery Stove;
- New Ge Profile Fridge, Ext 4Yr Warranty 2015, \$1,800
- New SS Dishwasher
- B/I Recycling Drawer, Lazy Susan, Pantry Drawers
- Custom 'Downsview Kitchens' Cabinetry
- Custom 'Mobile Devices' Charging Cabinet
- Extensive Premium Quality 'Carrera' Marble Counter Tops
- Recessed Kholer White 'Farmer's' Apron Sink
- Custom Pella™ Windows And Doors
- Solid Hardwood Flooring (Not Pre-Fab)

- 200 Yr. Old Welsh Foyer Floor Tile
- Antique French Doors W/Bevelled Glass Entry From Foyer
- Exposed Brick
- Blackboard
- Tech Charging Cubby

Master Bedroom

- Vaulted Ceilings With Grand Window
- Massive Closets With Shoe Shelves
- Summerhill Hardware™ Brass Closet Door Fixtures
- Antique French Door W/Bevelled Glass And Premium Quality Brass Door Fixtures
- Exposed Brick
- Grand Baseboards
- Custom Window
- Light In Closet

Second Bedroom

- Antique French Door W Bevelled Glass
- Premium Quality Brass Door Fixtures Walk Out To Pretty Balcony
- Summerhill Hardware™ Door Fixtures On Full Wall Of Closets
- Grand Baseboards
- Exposed Brick

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Second Floor Washroom

- Built In Shelving With Wicker Baskets
- Custom Designer Fabric Window Curtain And Matching Window Blind
- Jacuzzi Tub
- Marble Windowsill
- Premium Rainshower Shower Faucets With Safety Temperature Controls \$1,800
- Olympia Tile Mosaic Floor Tile
- Subway Tile Surround Walls
- Grand Baseboards
- Light In Shower
- Marble Shelf In Shower
- Kohler Pedestal Sink

Basement

- High Ceilings
- Separate Entrance
- Lots Of Storage Space
- Renovated Full Bathroom 2013
- Premium Tile Work Throughout, Covered In Broadloom In Parts
- Basement Millwork/Built In Bookcases
- Washer W Gas Dryer (2011)
- Laundry Sink 2014
- Replaced Basement Backdoor 2014
- Furnace 2014, \$4,800
- New Sump (2013) With Battery Back-Up.
- Basement Wr And Laundry Elements Upgraded And Improved (2013)
- Main Drain Rooted And Replaced 2011 (\$15K)
- All Plumbing Updated In House 2008
- Simple To Convert To Income Apartment

Exterior

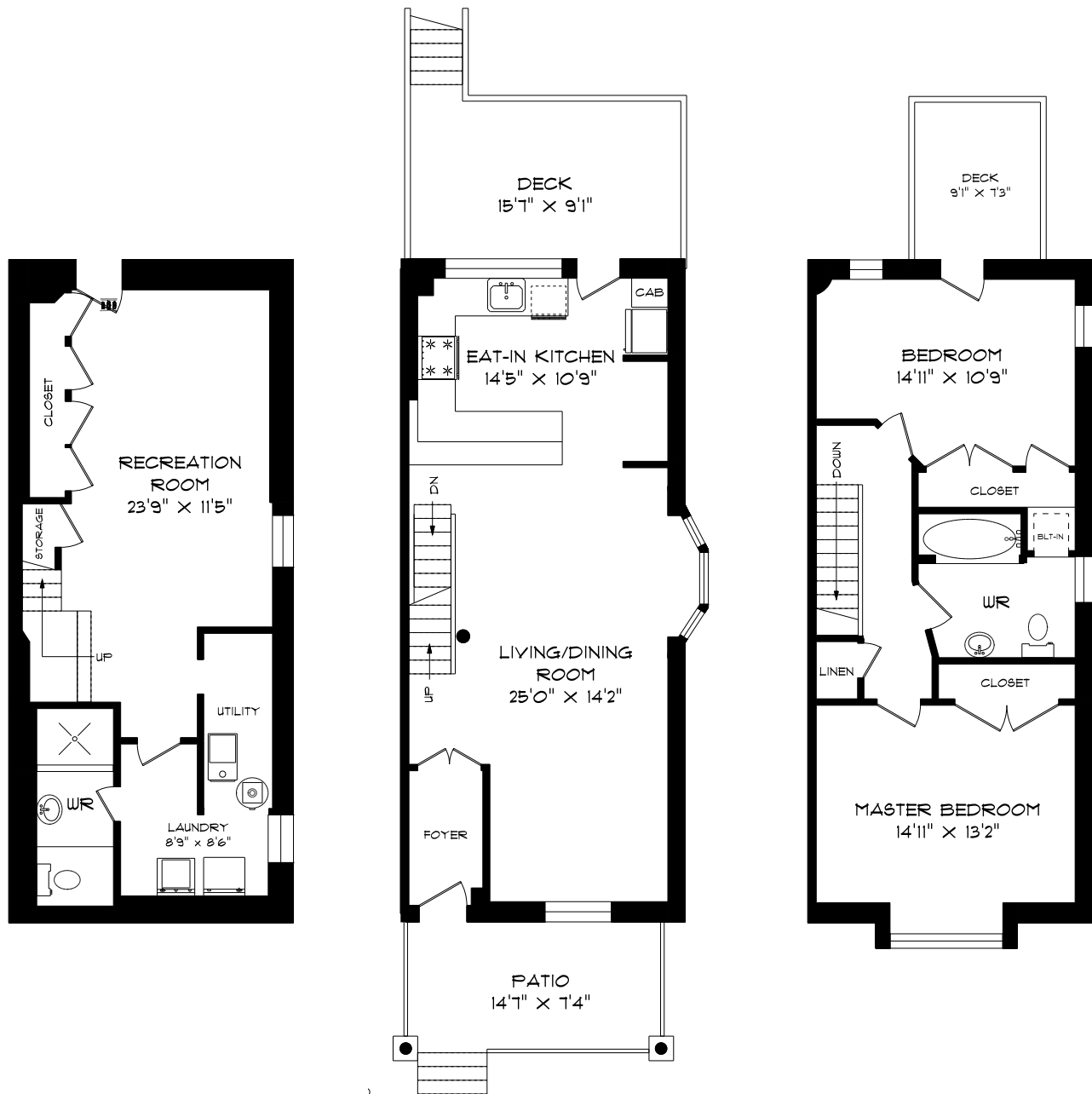
- Premium Light Fixtures
- Cobblestone Backyard With Flower Beds Made Of Reclaimed Brick
- Front Walkway - Clay Parquet Interlock (2012)
- Composite Wood Steps (2012)
- Custom Doggie Gate
- Front Porch Decking (2011)
- Removal Of Existing Shingle Roof, Cambridge Lifetime Shingle Installation 2014, \$5,500
- Eaves Trough And Downpipe Removal And Installation 2014
- Mits Ductless Ac And Heat Units To Each Of The Bedrooms, 6Yr Warranty 2014, \$7,500
- Chimney Rebuild/Tuckpointing 2014, \$4,000
- Extended The Cedar Deck Out And Added Built-In Storage Underneath 2015
- Planted The Back Garden Adding Trees And Shrubs 2016
- Tree Inspected, Healthy, General Pruning

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1873 TOTAL SF



LOWER LEVEL
618 SQUARE FEET

MAIN LEVEL
625 SQUARE FEET

SECOND LEVEL
630 SQUARE FEET



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BOSLEY
REAL ESTATE

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