

147 FULTON AVENUE BUYER BOOK




TREVOR BOND
Sales Representative

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BOSLEY
REAL ESTATE

	147 Fulton Ave Toronto Ontario M4K 1X9 Toronto E03 Playter Estates-Danforth Toronto SPIS: N Taxes: \$5,637.22 / 2020 DOM: 0		List: \$1,389,000 For: Sale
	Semi-Detached 2-Storey Lot: 18.58 x 95.75 Feet Irreg: Widens Ever-So Slightly, See Mpac Dir/Cross St: Logan And Danforth	Front On: S Acre: < .50	Rms: 10 Bedrooms: 2 Washrooms: 1 1x4x2nd

MLS#: E4866915	Contract Date: 8/12/2020	PIN#: 103980257
Possession Remarks: Flexible	Possession Date: 9/15/2020	

Kitchens: 1 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Wood A/C: Central Air Central Vac: Y Apx Age: 100+ Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick / Wood Drive: None Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 0 Tot Prk Spcs: 0.0 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Hospital, Library, Park, Place Of Worship, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct: Garden Shed
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.63	x 7.08	Double Closet	Leaded Glass	Hardwood Floor
2	Living	Main	15.38	x 16.04	Fireplace Insert	Led Lighting	Hardwood Floor
3	Dining	Main	15.38	x 11.12	Combined W/Living	Led Lighting	Hardwood Floor
4	Kitchen	Main	14.99	x 11.41	Eat-In Kitchen	Stone Counter	B/I Desk
5	Family	Main	14.99	x 7.94	W/O To Garden	Combined W/Kitchen	Leaded Glass
6	Master	2nd	15.28	x 21.45	W/I Closet	Cathedral Ceiling	Fireplace Insert
7	2nd Br	2nd	15.51	x 21.91	O/Looks Garden	Closet	Hardwood Floor
8	Bathroom	2nd	9.97	x 13.02	Granite Floor	Soaker	Skylight
9	Utility	Lower	14.33	x 37.72	Combined W/Laundry	Unfinished	
10	Cold/Cant	Lower	6.00	x 7.64		Unfinished	

Client Remks: Discreet And Nestled Amongst The Greenery, This Playter Semi Expands To Unfathomable Interior Dimensions. The House Sprawls Over Two Levels. Massive Rooms That Can Be Adapted To Satisfy Most Any Buyer's Needs. Top Quality Custom Windows And Doors And 'Retired Guy' Features You'll Never See In Any New Build. Jackman Ps School District. Walk To Danforth. Welcome Families Of All Sizes!
Extras: 3+1Br By Adding 2-Walls To 2nd Br (See Atchmt). High Ceilings. Underpinned Party Wall. Maint-Free Yards. Include: Fridge, Rnge Hd, D/W, W/D, Irrigation, Elct Hwt, Gb&E, Ac, Bsmnt Chst Frzer, All Lght Fxtrs, All Wndow Cvrgrs, Brdlm, Safe.
Listing Contracted With: BOSLEY REAL ESTATE LTD., BROKERAGE Ph: 416-465-7527

Discreet and nestled amongst the greenery, this Playter Semi expands to unfathomable interior dimensions. The house sprawls over two levels. Massive rooms that can be adapted to satisfy most any buyer's needs. Top quality custom windows and doors and 'retired guy' features you'll never see in any new build.

Lot Size: 18.58 x 95.75

Total Floor Area MPAC: 1,795SF

Taxes: \$5,637.22. 2020

Enbridge Gas Ave \$53/m

Built in 1918, Renovations in 1988 and 2003 and 2016

Inclusions: Fridge, Range, Hood, Dishwasher, Washer/Dryer, Electric Hot Water Tank, GB&E, AC, Irrigation, Basement Small Chest Freezer, All Electric Light Fixtures, Safe, All Window Coverings, Broadloom where laid.

OUTSIDE

The Street

- Offering superior privacy, low noise levels, ample street parking while avoiding restaurant smells, subway rumble and after-hour hubub
- Close enough to walk down and enjoy the ambiance
- Within walking distance of Chester Subway, and a short drive to the DVP

The Home

- French Drains front and back, with overflow control
- Automated Dribbler system for back and front on separate zones, plus 2 extra zones with automatic draining and integrated 7-day timer
- Landscaped back and front gardens
- 100 year old Maple tree for shade and natural summer cooling
- Architectural, maintenance-free curved interlock front pathway and stoop
- Maintenance-free garden design
- Locking replica mail box is secure and handsome
- Stained cedar and brick facade for low maintenance
- Premium grade replacement windows with factory finish exteriors for low maintenance
- Recent brick tuck-pointing for low future maintenance and envelop protection
- Double-brick common wall for superior acoustic privacy
- Full height double-brick party wall through attic for security and fire safety
- Recently rebuilt chimney from below the roofline plus pre-cast capping for durability
- Wall-mounted, on west side, locking shed for garden tools and general storage
- Security gate to back yard with hidden access security
- Raised backyard grade for water control and to prevent basement dampness

- Ample side egress for recycle container storage
- Backyard composter
- Integrated wall-mounted rack stocked with 1 weeks wood supply, in case of major power outages
- Intimate, leafy brick rear 'courtyard' with interlock patio and tall privacy fence, sheltered from the hot sun and neighbouring sounds

INSIDE

Foyer

- Solid double-core oak main passage with multi-point lock and sealed custom leaded cut and coloured stain-glass transom panel
- Oversize windows have factory-finished oak interiors for style and low-maintenance
- Full-width with room to greet guests, sit, or park the stroller/bikes with large double-door closet, hardwood floors, vertical fabric blinds and room for convenience furnishings
- Pot lighting
- Solid oak glass french door welcome you to the living space

Living Room

- Open concept living space currently configured as a performance space capable of physically and acoustically handling a mid-size grand piano with room for soiree evenings
- 8' 10" ceilings with clear site-lines, unbroken by bulkheads and wall break-outs
- Open concept can be configured for conventional living / dining with ceiling wired for overhead dining table light
- Mechanical risers are hidden behind corner diagonals incorporated as design features to soften the room's lines in living and kitchen rooms
- Oak hardwood floors
- LED pot lighting
- Curved stair landing
- Working wood-fired insert with marble hearth, oak mantle, separate flex steel liner
- Hidden mantle compartments for fire tools, central vac outlet, and vacuum hose storage
- Small dedicated central vac hose for convenient fireplace cleanup (so smart!)

Kitchen

- Extra-large country-style kitchen capable of hosting a dining table to seat 8 comfortably
- Kitchen size can accommodate a large china hutch or other desired accent furnishings such as islands etc.
- Cabinets refaced recently for low maintenance
- Trouble-free highest quality seamless linoleum for low maintenance and foot comfort
- Seamless Corian counters for beauty and lowered risk of breakage from slips

- Huge south-facing glass wall featuring double French doors with multi-point locks, generous side-lites and custom leaded cut-glass transom built as a sealed unit for efficiency and factory finishes inside and out, all for low maintenance
- Extra low-noise stove exhaust fan
- Large over-table chandelier
- Convenient kitchen desk with file drawer
- Huge storage larders to accommodate superior storage capability
- Configuration can easily be changed to an open concept incorporating the living space
- Vertical blinds offer full privacy and summer heat reduction
- Oak crown moldings

Second Level

- Bright, wide hallway and stairwell features deep-well skylight
- Four-way hall lighting from ground floor or either room at the end of the hall
- Linen closet
- Console area at entrance to master
- Broadloom

Primary Bedroom

- Vaulted ceiling with built-in mood lighting
- Separate switched bed-side lighting wall plug
- Beautiful fireplace millwork features fully capable firebox opening to enable a wood or gas insert and Georgian fireplace mantle with integral adjustable shelf book cases, custom leaded glass-cupboards and a slate floor-level mantle
- Dressing area with 14 feet of closet space and organizers
- Room for a king-size bed and side tables (and furnishings, and... and...)
- Neutral Broadloom
- Windows with factory finish interior woodwork for low-maintenance
- Ceiling fan with wall switch

Bathroom

- Very large spacious design
- Imported Italian Gingers' pedestal sink with winged shelves
- Imported Italian Gingers' solid brass fittings
- Large medicine cabinet, with adjustable safety-glass shelving, integrated behind sink mirrors
- Integral makeup table with dual light bars for shadow-free viewing, and large mirror
- Gleaming black granite floor
- Over-head heat-lamp for ambient warmth
- Jacuzzi tub with $\frac{3}{4}$ hp pump motor
- Spacious tub deck, for towels and accessories
- Side-mounted tub controls for convenience
- Large corner glass shower stall with glass shelving
- Oak crown moldings

South Room (It's a family-size house)

- This massive south-facing space can have several configurations, and often more than one at a time! Family room and guest room; Home offices and exercise room; Games room and Library

If opulence isn't your bag then without any demolition this monstrous room can be made into three, with two well-placed walls, resulting in two large, long, naturally-lit bedrooms feeding into a good size anteroom. Perfect for two kid's quarters and a playroom, storage, dressing space, hobby/craft area and so on... A simple, clean renovation that could cost under \$4,000. Voila! A family home.

- High ceiling, dual south windows for open, bright spacious feel
- Windows with factory finish interior woodwork for low-maintenance
- Multi-head track lighting
- Oak floors

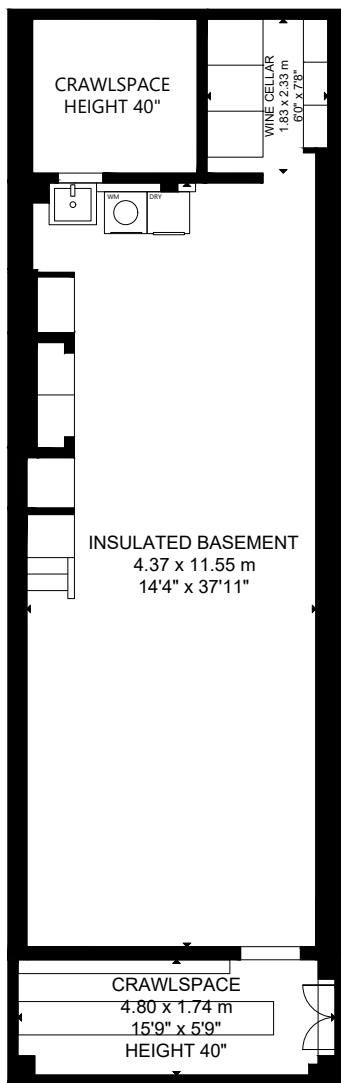
Basement

- All new ABS main-drain to the street (past the front tree)
- All new 3/4 inch copper water supply for tasty, high-pressure supply
- Dry, heated crawl or basement space below living areas (no cold spots)
- In-drain back-flow valves for both basement floor drains
- Extra deep laundry tub
- Built-in storage racks, shelving, winter garment storage in basement
- Fully insulated, sealed and drywalled exterior basement walls
- Common wall underpinned by agreement with neighbour
- Basement stair handrail removable for easier access when moving large items
- 24-hour timer on electric water heater for economical hot water using only off-peak power
- Front insulated crawlspace with direct exterior access (clever insulated small dbl doors)
- Full-depth foundation in the rear under entire addition; heated crawl space portion on eastern half can be dug out
- Upgraded 100 amp service with new breaker panel
- High load surge-protection unit installed on breaker panel
- Insulated duct supplies (prevents condensation)
- High-powered central vac
- Carrier high-efficiency gas
- New plumbing stack in ABS
- Ceiling height 6' 3" (appx)

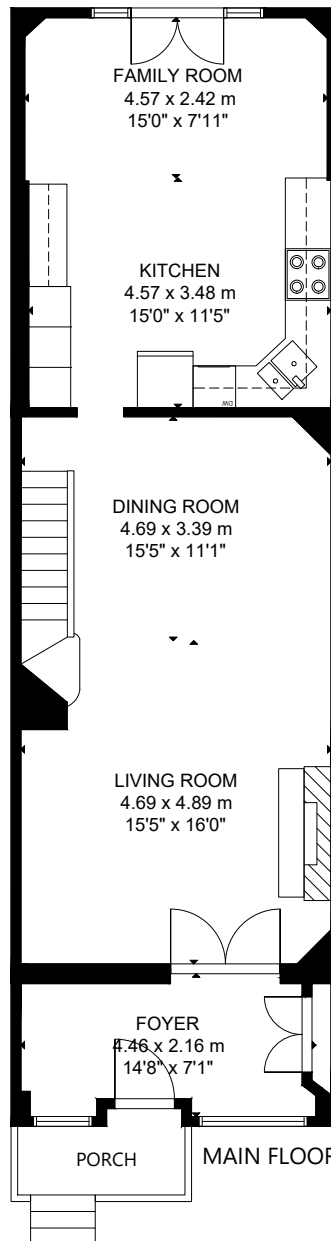
Trevor's Top Five Features

1. Quaint and small from the outside, but expands to unfathomable interior dimensions. This house is renovated and expanded to well over the maximum allowable square footage over two levels.
2. Windows and Doors are the gateway to a home and the quality and customizations in this case are unmatched.
3. "Retired Guy" features: these are all the little things that a builder would never do. Concealed central vacuum connection in FP surround
4. Water management through three French drains and clever drip irrigation that simultaneously make the yards lush and reduces risk of floods and water damage.
5. Jackman PS (mic drop)

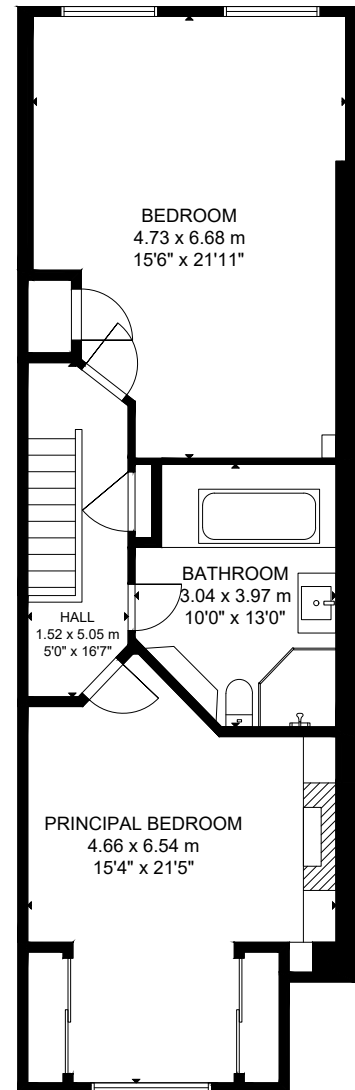
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LOWER LEVEL



MAIN FLOOR



SECOND FLOOR

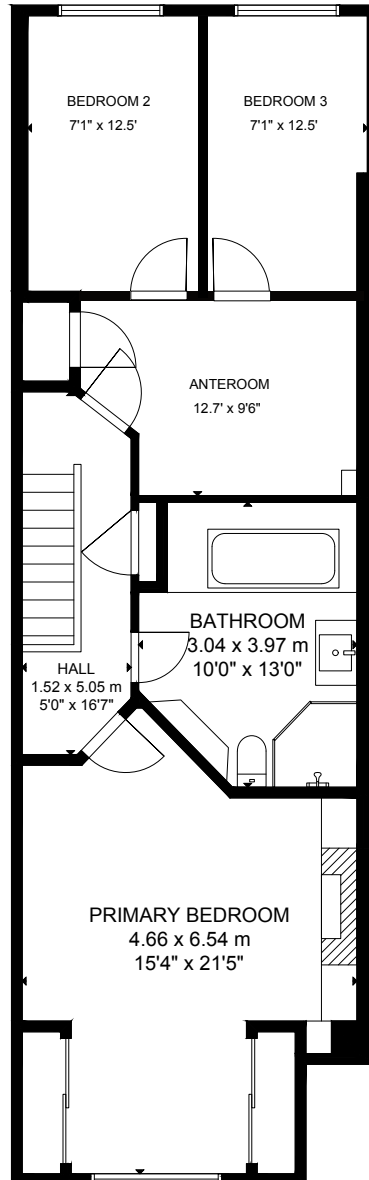
GROSS INTERNAL AREA
 LOWER LEVEL: 755 sq ft/ 70 m², MAIN FLOOR: 841 sq ft/ 78 m²
 SECOND FLOOR: 798 sq ft/ 74 m²
 TOTAL: 2,394 sq ft/ 222 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Second Floor - Alternative Layout

GROSS INTERNAL AREA
LOWER LEVEL: 755 sq ft / 70 m², MAIN FLOOR: 841 sq ft / 78 m²
SECOND FLOOR: 798 sq ft / 74 m²
TOTAL: 2,394 sq ft / 222 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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