

33 BROWNING AVENUE BUYER BOOK




TREVOR BOND
Sales Representative

Bosley Real Estate
169 Danforth Avenue, Toronto
T: **416.465.7527**
E: trevor@trevorbond.ca
W: trevorbond.ca



BOSLEY
REAL ESTATE

	33 Browning Ave Avenue		List: \$1,079,000 For: Sale
	Ontario M4K 1V8		Last Status: New
Taxes: \$6,224.93 / 2020		SPIS: N	
PCL 157-1 SEC M368; PT LT 157 *		DOM: 14	
Semi-Detached		24.57 x 149.49 Feet	Rms: 11
2-Storey		Irreg:	Bedrooms: 3 + 1
Front On: S			Washrooms: 2
Acre: < .50			1x4x2nd, 1x3xLower
Dir/Cross St: Broadview and Danforth			

MLS#:	Sellers: The Estate of David Bowen Tritter	Contact After Exp: N
Holdover: 120	Possession Date: 10/22/2020	Possession Remarks: Probate
PIN#: 103960025	ARN#: 190407545001400	Occup: Vacant

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: None	Cable TV:
Basement: Part Fin / Sep Entrance	Gar/Gar Pk Spcs: None / 0.0	Hydro:
Fireplace/Stv: Y	Drive Pk Spcs: 0	Gas:
Heat: Radiant / Gas	Tot Pk Spcs: 0	Phone:
A/C: Wall Unit	UFFI: No	Water: Municipal
Central Vac: N	Pool: None	Water Supply:
Apx Age: 100+	Energy Cert:	Sewer: Sewers
Apx Sqft: 1500-2000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Fenced Yard, Library, Park, Public Transit, School	Waterfront:
Elevator/Lift: N		Retirement: N
Laundry Lev: Lower		Oth Struct: Garden Shed
Phys Hdcp-Eqp: N		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.00	x 8.76	Stained Glass	Tile Floor	Wall Sconce Lighting
2	Living	Main	12.00	x 15.32	Fireplace	French Doors	Pocket Doors
3	Dining	Main	16.24	x 10.92	Coffered Ceiling	Plate Rail	Picture Window
4	Pantry	Main	7.51	x 5.84	B/I Shelves	Heated Floor	W/O To Porch
5	Kitchen	Main	9.84	x 16.24	Eat-In Kitchen	Stone Counter	Backsplash
6	Master	2nd	21.02	x 13.84	Combined w/Sitting	Closet	Hardwood Floor
7	Sunroom	2nd	6.26	x 14.60	O/looks Backyard	Track Lights	Combined w/Master
8	2nd Br	2nd	10.23	x 15.48	Bay Window	Plate Rail	Closet
9	3rd Br	2nd	12.00	x 10.43	Ceiling Fan	Closet	Hardwood Floor
10	Workshop	Lower	11.15	x 15.32	Unfinished	Window	Laundry Sink
11	Rec	Lower	14.50	x 19.42	Window	Recessed Lights	Finished

Client Remks: Charmed by the past and accented by some modern updates, this lovely two story, extra-wide semi honours its anthropology; coffered ceiling, tin kitchen ceiling, wood burning F/P, refurbished hardwood, stained-glass, original built-in pantry and a sunroom off the principal bedroom overlooking a deep private yard festooned with multi-level decks, an arbour, louvered privacy wall a meandering fieldstone path bordered by gardens ending at barn shed. Jackman PS.

Extras: In-Floor Heat in Kitch and Pantry. Backyard landscaped & Decked Out! Include: Range & hood, DW, Micro, Fr; all Elfs, Bbq. Viessman Boiler combo tankless HW 2017. Estate sale, all inclusions are As-is.

Brkage Remks: Offers Monday Sept 21st, Easy To Show. Bosley And Client's Require All Deposit's Herewith, Sched B & 801; H/I Attached. 3D Tour, Plans, Buyer Book.

Mortgage Comments: Offers Monday Sept 21st, Treat Mortgage as Clear.

BOSLEY REAL ESTATE LTD., BROKERAGE Ph: 416-465-7527 Fax: 416-465-6998
 169 Danforth Avenue Toronto M4K1N2
 TREVOR MAXWELL BOND, Salesperson 416-357-7177

Contract Date: 8/26/2020	Condition:	Ad: N
Expiry Date: 9/14/2020	Cond Expiry:	Escape:
Last Update: 9/09/2020	CB Comm: 2.5% Plus Hst	Original: \$1,079,000

33 BROWNING AVENUE

Lot: 24.58' x 149.00'

Parking: Street

Tax: 2020 \$6,224.93

Site Area: 3,662.42SF

Interior Area: 2,278SF (incl 684SF Lower Lvl)

Property Description: Single Family Residential

Built: 1910

Updates:

Main Drain

Boiler and Hot Water - Incredible Equipment and Installation

A Toilet that might as well speak to you

Rear deck and Arbour

Kitchen and Pantry In-Floor Heating

Ceiling Fans

Inclusions: Range & hood, dishwasher, microwave, fridge; all Elfs, Bbq. Viessman Boiler combination tankless domestic hot water 2017. Estate sale, all inclusions are As-is.

FEATURES

MAIN LEVEL

Foyer

- 12' x 8' 9"
- Thermal pane mission front door solid wood upgraded
- Stain-glass foyer window
- 6" x 6" square ceramic square tile
- Open closet
- Ceiling fixture
- Two wall sconces
- Turned stairs with mission spindles and newel posts
- Exterior light timer
- Double bevelled French glass doors to living room
- Passage to kitchen with entrance to basement

Living Room

- 12' x 15' 4"
- Wood-burning fireplace insert with marble surround and contoured quarter-drawn oak mantle topped by a bevelled mirror

- High baseboards
- California shutters
- All-wood thermal pane casement windows
- Open to dining room
- Original double oak pocket doors
- Totally refurbished white oak strip hardwood flooring

Dining Room

- 16'3" by 10'11"
- Coffered ceiling with original fixtures
- Programmable thermostat
- High quality ceiling fan with light
- Large south facing window
- 9 foot ceilings
- Plate rail
- Solid oak door to pantry
- Passage to kitchen

Pantry

- 7'6" by 5'10"
- Ceiling pendant fixture
- Original Built-in cabinetry with drawers, doors.
The upper cabinets feature textured glass panel doors
- 12" x 12" ceramic flooring
- Walk-out to new side deck
- Door to kitchen

Kitchen

- 19'10" by 16'3"
- In-floor radiant heating
- Tin ceiling
- Track lighting
- South facing vinyl window to porch
- Stone countertop
- Stone tile backsplash
- Under counter deep double stainless steel sink
- Electric range and hood, KitchenAid fridge, Bosch dishwasher, LG microwave

SECOND LEVEL

- Original Stain-glass foyer window
- Refinished oak flooring throughout
- Three-way hallway switch
- Ductless air conditioner (older)
- Linen closet

Front West Bedroom [3]

- 12' x 10' 5"
- Closet
- Vinyl windows from 1986
- Modern ceiling fan and light

Front East Bedroom [2]

- 10'3" by 15'6"
- Closet shared with third bedroom
- Oak mantle, fireplace has been filled in
- Bay window with wood casement windows and horizontal blinds
- Plate rail
- Modern ceiling fan and light fixture

Family Washroom

- Large casement window
- Fan
- Automated toilet with bidet
- Jacuzzi tub with tile surround (functionality unknown)
- Recessed cabinetry
- Baseboard heating
- vanity, mirror, vanity light, medicine cabinet
- Updated faucet
- Ceiling light fixture

Principal bedroom with Sitting Room

- 21'2" x 13'10"
- Sitting room area would make a perfect en suite bathroom
- Single closet plus shared closet with bedroom two
- Ceiling fan and light fixture
- Walk-through to sunroom
- Refurbished hardwood flooring

Sunroom

- 6'3" by 14'7"
- Updated wall mount radiator
- Final windows
- Track lighting
- Vaulted ceiling
- Window to sitting room
- Oak flooring

LOWER LEVEL

- Separate entrance from side splits up or down
- Basement Landing provides access to rec room, workshop and a,
- Three-piece washroom with window

Workshop

- 11'2" by 15'4"
- Viessman combination boiler/domestic hot water all new in March 2017. Top quality.
- Laundry sink
- Unfinished space

Recreation Room

- 14'6" by 19'5"
- Supplementary baseboard heating
- Finished
- Raised subfloor
- Recessed lighting
- Linoleum flooring
- Storage under stairs
- Also under stairs is the 100amp electrical panel; Fuse box panel with 2 sub-panel on breakers and all Romex leads with some armoured cable
- Two windows
- Door to rear cold room; 3' x 7' 5 inches, unfinished, cement floor, ceiling light fixture

EXTERIOR FRONT

- Front Porch
- 6' 8" x 11'
- Heritage railings
- Vaulted ceiling
- Chalet-inspired flourishes
- Wraparound stairs
- Secluded seating area or bin storage

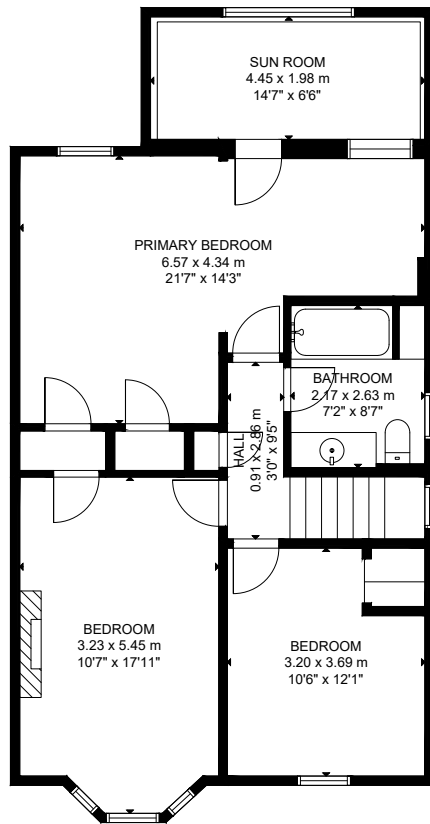
EXTERIOR REAR

- Small side porch off pantry with louvered privacy wall 5'4" x 6'4"
- Walk down to dining deck under arbour
- LED post lighting
- Step down to BBQ area out of sight
- New privacy fence
- Some irrigation is present
- Meandering fieldstone path with bench contemplation space
- Armour stone seating areas
- Fantastic garden that requires only a little attention to regain its former glory
- Path terminates at single-step deck featuring a birch tree and cedar shed
- Composter
- 16' extension ladder and storage behind shed

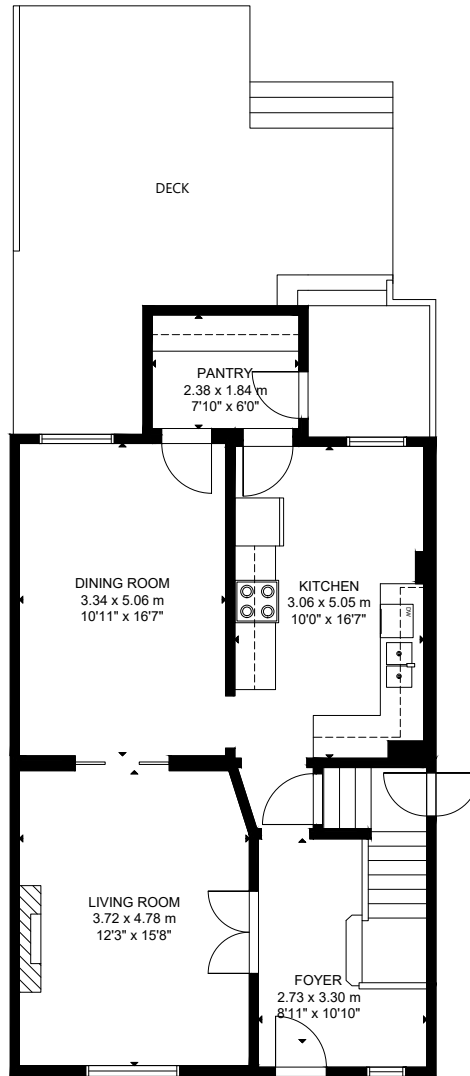
Cedar Shed

- 8' x 11'6"
- Features barn doors and shutter window pass-through for lemonade service, skylight and vaulted ceiling. Green roof, but more like the mossy kind. Maintenance tools remain with home.

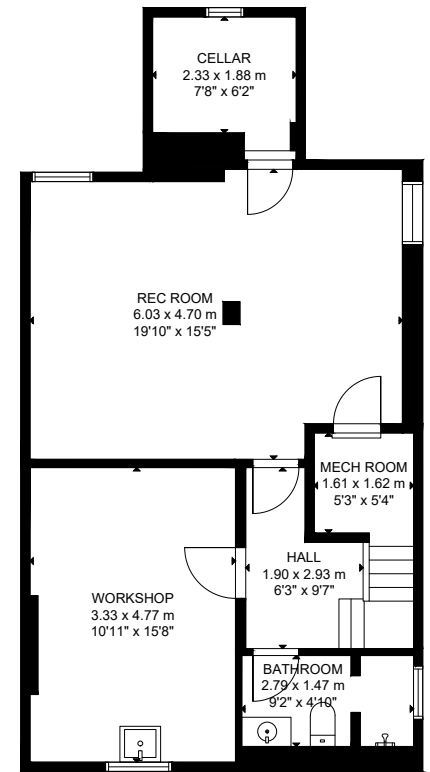
33 BROWNING AVENUE



SECOND FLOOR



MAIN FLOOR



LOWER LEVEL

GROSS INTERNAL AREA
 MAIN FLOOR: 766 sq ft/ 71 m², SECOND FLOOR: 828 sq ft/ 77 m²
 LOWER LEVEL: 684 sq ft/ 64 m²
 TOTAL: 2,278 sq ft/ 212 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 m 416.357.7177
 w 416.465.7527
 f 416.465.6998

