

262 HASTINGS AVENUE BUYER BOOK



TREVOR BOND
Sales Representative

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BOSLEY
REAL ESTATE



262 Hastings Ave
Toronto Ontario M4L 2M1
 Toronto E01 South Riverdale Toronto
SPIS: N Taxes: \$5,313.38 / 2020 DOM: 0
List: \$1,189,000 For: Sale

Detached **Front On: W** **Rms: 10 + 1**
 Link: N **Acres: < .50** **Bedrooms: 3 + 1**
 3-Storey **Washrooms: 4**
 1x2xMain, 1x4xBsmt, 1x4x2nd,
 1x4x3rd
Lot: 25 x 100 Feet Irreg:
Dir/Cross St: Leslie And Gerrard

MLS#: E4901145 Contract Date: 9/08/2020 PIN#: 210450131

Possession Remarks: Flexible

Possession Date: 10/15/2020

Kitchens: 1 + 1	Exterior: Alum Siding / Brick	Zoning: 332 - Duplex Per Mpac
Fam Rm: N	Drive: Private	Cable TV:
Basement: Apartment / Other	Gar/Gar Spcs: Built-In / 1.0	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 3	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 4.0	Phone:
A/C: Central Air	UFFI: No	Water: Municipal
Central Vac: N	Pool: None	Water Supply:
Apx Age: 16-30	Energy Cert:	Sewer: Sewers
Apx Sqft: 2500-3000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Ag:
POTL:	Prop Feat: Library, Park, Public	Waterfront:
POTL Mo Fee:	Transit, Terraced, Wooded/Treed	Retirement: N
Elevator/Lift: N		Oth Struct:
Laundry Lev: Upper		
Phys Hdcap-Eqp: N		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main			Double Closet	Ensuite Bath	Pocket Doors
2	Dining	Main	19.25	x 10.82	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	12.50	x 9.32	Pot Lights	Bay Window	Breakfast Area
4	Living	Main	14.76	x 19.25	O/Looks Dining	W/O To Patio	Raised Floor
5	Laundry	2nd	6.66	x 3.31	Linoleum	Broadloom	Hardwood Floor
6	2nd Br	2nd	10.99	x 8.99	Hardwood Floor	Double Closet	East View
7	3rd Br	2nd	37.72	x 8.99	Hardwood Floor	Double Closet	East View
8	Bathroom	2nd	6.00	x 8.82	Skylight	Ceramic Floor	4 Pc Bath
9	Master	3rd	14.01	x 14.83	W/O To Balcony	Ensuite Bath	W/I Closet
10	Family	Lower	17.58	x 11.84	Pot Lights	Vinyl Floor	Skylight
11	Kitchen	Ground	7.90	x 16.40	Vinyl Floor	Window	W/O To Garage
12	Bathroom	Ground	10.00	x 9.25	4 Pc Bath	Ceramic Floor	Sump Pump

Client Remks: Like A Tree Amongst Trees This Detached Home Stands Tall And Strong Against A Lush Ravine Backdrop; A Green-Vista Shared By All The Living Spaces And Best Appreciated From The Principal Bedroom's Balcony. Nature, Privacy, Quietude On An Equally Calm And Friendly Street. Large, Square Rooms On Split Levels, Providing The Sight-Lines Akin To Open Concept Homes. Easy Rental Income Or A Pet-Friendly Mudroom At Grade Plus Family Room - You Choose!

Extras: Lots Of Upgrades With Enough Left Over For You To Bring Your Own Touches. Inclusions: Main Floor Range & Hood, Dishwasher, Fridge; Lower Level Range & Hood, Fridge, Chest Freezer, All Elfs, G B&E, Bbq. All Window Cvrgrs Except Stagers. Brdlm

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

262 HASTINGS AVENUE

Lot: 25' x 100'

Parking: One Built In, Three in Drive

Tax: 2020 \$5,313.38

Site Area: 2,500SF

Interior Area: 1,901SF

Property Description: Legal Duplex

Built in 1989

Inclusions: Main floor range & hood, dishwasher, fridge; lower level range & hood, fridge, chest freezer, all Elfs, G B&E, Bbq. Hot water tank is rental

FEATURES

EXTERIOR

Front

- Paved drive that can park three cars comfortably
- Handsome, healthy Hackberry tree in front
- Manicured garden
- Low profile stone retaining walls
- Ground floor entrance to separate apartment/ lower level
- Built-in garage for single car
- Stairs to recessed porch, featuring 4" x 4" slate tile floor and cat door rough-in
- New paint
- Front hose bib
- Side egress for possible stairs
- All brick front façade
- Exterior side walls 2/3 siding
- Exterior GFI plug front south facing side
- All new drains and services from 1989

Rear

- A raw natural ravine slope greets the rear deck with small terraced slopes. Room to dine, relax and entertain.
- BBQ and garden
- Timber retaining walls
- Light-well to Family Room
- Timber deck off Principal Bedroom

INTERIOR

MAIN LEVEL

Front Foyer

- Mosaic modern octagonal tile
- Double closet with bifold doors and closet organizers
- Pocket door to two pc powder room
- Powder room features slim sink with vanity storage, mirror, tile feature wall, artisanal lighting and fan

Dining Room

- 19'3" x 10'10"
- Red oak solid hardwood flooring
- LED pot lights
- Recessed storage area (future built-in cabinet)
- Split level and open to Living Room
- New Glass railings providing a view of the back deck and rear greenery through living room walkout and picture window
- See owner's architectural designs for kitchen and dining room redesign
- Recessed possible future cabinet area along south wall (see drawings)

Kitchen

- 12'6" x 9'4"
- Eden area facing the window with LED potlights
- Double stainless steel sink
- 8 in.² dimensional white ceramic floor tiles
- LED ceiling fixture
- Freshly painted cabinetry
- Samsung double oven w glass cooktop range
- Range hood
- Kenmore full-size stainless steel fridge
- Miele dishwasher

Living Room

- 14'9" x 19'3"
- Engineered hardwood flooring
- Walkout through patio doors to deck and tiered garden
- Curtains
- LED pot lights
- New glass railing

THIRD LEVEL

Third-Level Landing

- Skylight
- Freshly painted
- Broadloom stairs
- Hardwood flooring
- Halogen multi-spot ceiling fixture
- Double bifold doors to laundry

Laundry Facilities

- 6'8" x 3'3"
- LG top loading washer
- Whirlpool ductless hybrid care dryer, full-size with high-efficiency drying
- Wall Shelving
- Ceiling Light
- Recessed water controls
- Rough-in for venting of conventional dryer
- Linoleum flooring

North Bedroom [2]

- 11' x 9'
- Casement windows with California shutters
- Double closet with bifold doors and closet organizers
- Ceiling light fixture
- Engineered Hardwood flooring

South Bedroom [3]

- 11'5" x 9'
- Recessed entrance
- Double closets with bifold doors and closet organizers
- Recessed area in wall perfectly fits shelving unit that will remain
- Engineered Hardwood flooring

Family Bathroom

- 6' x 8'10"
- Four pc
- Updated skylight
- Original 1989 cabinetry and fixtures
- 8 in.² ceramic flooring
- Recessed bathtub walls are tiled
- Updated shower-head

FOURTH LEVEL

Principal Bedroom

- 14' x 14'10"
- Dramatic vaulted ceilings
- Modern chrome sputnik ceiling chandelier
- Broadloom stairs leading from third-level landing
- Broadloom flooring
- Large walk-in closet with organizers, broadloom flooring and LED ceiling fixture
- Four pc en suite bathroom with updated skylight, wall-to-wall vanity, 8 in.² ceramic tile, tiled bathtub enclosure, fan and vanity light
- TV alcove
- Updated skylight
- Sliding door, with arched transom, walk-out to deck
- Perched deck appx 5' x 7'

GROUND LEVEL

Family Room/Apartment Great Room

- 17'7" x 11'11"
- Solid wood core door to upper level
- Light-tunnel measuring 5'8" x 3'
- Vinyl wood flooring over cement floor with
- Central ventilation plus auxiliary baseboard heating;
- Smart Baseboards throughout basement are Wi-Fi-enabled
- LED pot lighting

Second Kitchen/Separate Entrance

- 7'11" x 16'5"
- Walk up to family room
- Separate entrance to garage
- LED pot lights
- Laminate flooring
- Private entrance to grade at front
- Window
- Chest freezer
- Fridge, stove and hood
- Single sink, upper and lower white melamine cabinetry

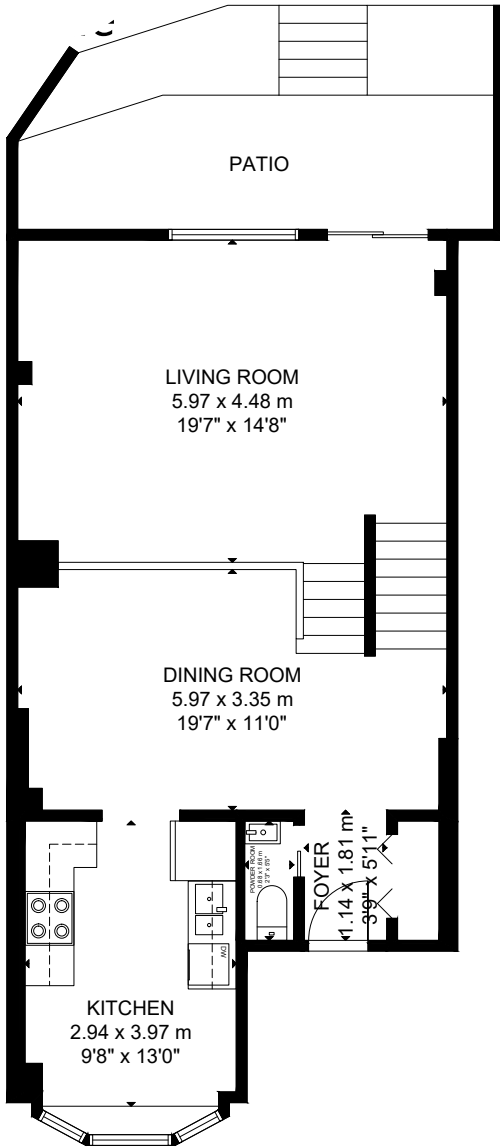
Apartment Washroom

- Four piece washroom
- Updated 2' x 1' ceramic flooring
- Vanity with storage, utility shelf
- Concealed sump pump

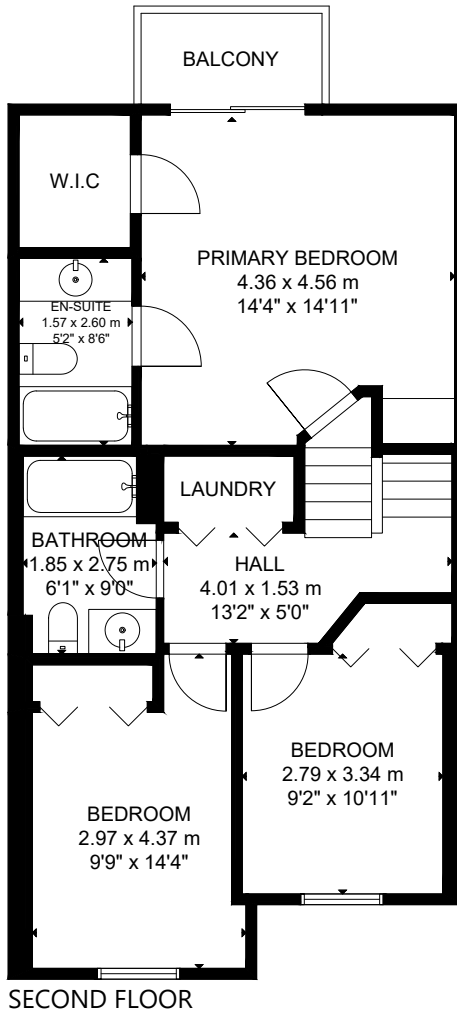
Built-In Single Car Garage

- 10' x 9'3"
- Fully insulated
- Ceiling light fixture
- Separate HVAC room maintains quiet operations throughout house
- 200 amp Electrical panel
- Cedar panel overhead door
- Cement floor
- Possible conversion to living space

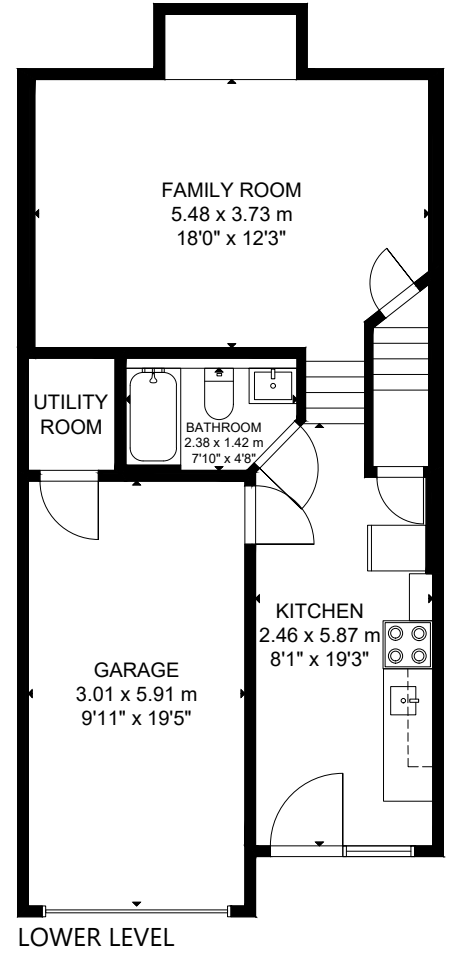
147 FULTON AVENUE



MAIN FLOOR



SECOND FLOOR



LOWER LEVEL

GROSS INTERNAL AREA
 MAIN FLOOR: 701 sq ft/ 65 m², SECOND FLOOR: 723 sq ft/ 67 m²
 LOWER LEVEL: 477 sq ft/ 44 m²
 GARAGE: 192 sq ft/ 18 m²
 TOTAL: 1,901 sq ft/ 176 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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