

# 13 RUSHBROOKE AVE

## Overview

Year Built: 1923

Number of Full Storeys: 2

Frontage: 15.42'

Depth: 103.00'

Site Area: 1,588.26

Variance: Regular

Bedrooms: 3

Bathrooms: 2

Half Bathrooms: 1

Garage Type: Detached

Garage Spaces: 1.5

Driveway: Laneway

Legal Desc: PLAN M445 PT LOT 117

## Inclusions:

LG large washer and dryer, direct drive efficiency and sensor dry, Whirlpool all stainless steel gold series dishwasher, Whirlpool glass top dual-zone range, Whirlpool over-range microwave and hood, Full-size stainless steel Whirlpool three door refrigerator, all window coverings except the sheers in dining room, all electrical fixtures, GB&E, sump pump, dehumidifier, basement TV mount, LR TV shelf/mount.

## Exclusions:

Sheers in dining room (stagers)

## Rental Items:

Hot Water Tank

## FEATURES

### FIRST FLOOR

#### Entrance

- Hand-scraped oak flooring, engineered
- Wall Hooks
- Bell smart home alarm system, Home station. Monitoring will be extra.
- Exterior LED porch lights on timer
- 2.429 m ceiling height

#### Living Room

- 3.82 m x 3.84 m
- Oversize awning-style picture window, convenient for exterior furniture placement
- Brass curtain rod and curtain holds
- Crown moldings
- Hand scraped oak engineered flooring
- LED pot lighting

#### Dining Room

- 2.71 m x 2.47 m
- Combined with the living room
- Brass curtain rods and curtains holds
- Hand-scraped oak engineered flooring
- Modern brass chandelier
- LED accent pot lights
- Reliance eco-net Smart Thermostat
- Bannister and open to wide stairwell to basement

#### Powder Room

- 1.33 m x 1.42 m
- Motion sensitive light
- Fan
- Pedestal sink
- 12 in.<sup>2</sup> ceramic tile
- Wall mount mirror and vanity light
- GFI receptacle

#### Kitchen

- 3.81 m x 2.66 m
- Recently updated in 2017
- LED pot lights
- Tall upper cabinets with crowns
- Mission style white cabinetry
- Glass backsplash
- White quartz countertop
- Under-mount large single sink
- Modern faucet with Sprayer
- Lots of receptacles
- Whirlpool all stainless steel gold series dishwasher
- Whirlpool glass top dual-zone range
- Whirlpool over-range microwave and hood
- Full-size stainless steel Whirlpool three door refrigerator
- Appliance nook with backsplash, upper and lower cabinetry
- Window overlooking backyard
- Steel exit door with sliding window and screen

### SECOND LEVEL

- Wraparound banister
- Painted stairs with carpet runners
- Same engineered hand scraped oak flooring throughout
- LED pot lights
- Single linen closet with bifold door
- Large double utility closet with sliding mirrored glass doors
- Three-way lighting
- 2.441 ceiling height

## Principal Bedroom

- 3.92 m x 3.39 m<sup>2</sup>
- Double closets with bifold doors
- Three way switch for ceiling fixture
- Extra closets included
- Modern ceiling fixture
- Updated long, awning window
- Unique corner ceiling Vaults

## Rear Bedroom

- 4.00 m x 2.76 m
- Single closet with light fixture
- Cable jack
- Casement window overlooking backyard
- Ceiling fixture
- Sliding barn door with chalk paint wall facing bedroom

## Family Bathroom

- 2.21 m x 1.52 m<sup>2</sup>
- Four-piece featuring handheld shower head, window with marble surround
- Large scallop bathtub wall tile
- Square ceramic flooring
- Large floating trough vanity sink
- Oversize mirrored medicine cabinet
- GFI receptacle

## Middle Bedroom

- 3.77 m x 2.21 m
- Ceiling fixture
- Built-in open maple shelving
- Switched receptical
- Window
- Closet

## LOWER LEVEL

- 873 m wide
- Exposed brick
- Carpeted treads
- Wrapping banister
- LED pot lights

## Recreation Room

- 3.64 m x 3.70 m
- TV wall mount
- Storage under stairs
- Electrical panel, 100 amp breakers
- Built-in entertainment console
- Built in storage cabinetry

## Three piece bathroom

- 1.51 m x 2.47 m
- Floating vanity with drawers
- Medicine cabinet built-in
- Wall sconces
- Brick laid ceramic floor tile
- Large walk-in shower stall, river stone floor, modern oversize wall tiles and marble threshold
- Fan

## Laundry and Utility Room

- 2.87 m x 3.77 m
- Waterproofed back wall and benching (basement was lowered)
- Floor drain
- Sump pump
- Rental hot water heater
- Prestige high-efficiency gas furnace with humidifier
- Lowered floor
- LG large washer and dryer, direct drive efficiency and sensor dry
- Painted concrete floor
- Exposed brick
- Central vacuum
- Ceiling height 2.11 m<sup>2</sup>

## **Spare Bedroom**

- 2.43 m x 2.70 m<sup>2</sup>
- Wall-to-wall deep closet (perfect for storage)
- Staged with queen size bed
- Ceiling light fixture
- Window

## **EXTERIOR**

### **Exterior Front**

- Mansard front roof
- Covered front porch 4.10 m x 1.99 m
- Full glaze frosted thermal plain front door
- Boxwood hedge
- Maple tree
- Interlocking stone
- New block garden surround
- LED porch lighting
- Gardened and landscaped

### **Exterior Rear**

- Side gate
- Hose bib
- GFI receptacle
- Privacy gate
- Raise deck with arbour and privacy fence
- Concealed storage under deck
- Concealed air conditioner
- Privacy fencing
- Fieldstone patio with mature gardens on both sides
- Recently built garage 2017

## **Garage**

- Separate breaker sub-panel
- Liftmaster electric overhead door
- Drywalled
- Receptacles throughout
- Wall storage and organizer
- Ample space for full-size SUV and storage
- Poured concrete pan
- Lights on timers
- Single vault ceiling
- Skylight
- Poured concrete ramp
- Clear glass panel overhead door facing patio, for interior/exterior party use
- Laneway suite eligible, 2 storeys, 700SF total space.