

# 75 BROWNING AVENUE BUYER BOOK




**TREVOR BOND**  
Sales Representative

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**BOSLEY**  
REAL ESTATE

	<b>75 Browning Ave</b>		<b>List: \$1,599,000 For: Sale</b>
	<b>Toronto Ontario M4K 1W1</b>		
Toronto E03 Playter Estates-Danforth Toronto			
SPIS: N		Taxes: \$6,070.77 / 2019	DOM: 0
Semi-Detached	Front On: S	Rms: 9 + 1	
3-Storey	Acre: < .50	Bedrooms: 4	
		Washrooms: 4	
		1x4xLower, 1x3x2nd, 1x5x3rd, 1x2xMain	
Lot: 19.77 x 104 Feet Irreg:			
Dir/Cross St: Logan/Danforth			

MLS#: E4950299 Contract Date: 10/13/2020 PIN#: 103970007  
 Possession Remarks: Flexible Possession Date: 11/30/2020

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> None	<b>Cable TV:</b>
<b>Basement:</b> Fin W/O / Part Fin	<b>Gar/Gar Spcs:</b> None / 0.0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 0.0	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b> No	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Pool:</b> None	<b>Water Supply:</b>
<b>Apx Age:</b> 100+	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1500-2000	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b> Fenced Yard, Hospital, Park, Public Transit, Rec Centre, School	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>		<b>Retirement:</b>
<b>Elevator/Lift:</b> N		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Lower		
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.85	x 11.84	2 Pc Bath	Led Lighting	Tile Floor
2	Living	Main	10.56	x 11.84	Fireplace	Picture Window	Crown Moulding
3	Dining	Main	9.54	x 15.02	Bay Window	Large Window	Hardwood Floor
4	Kitchen	Main	14.92	x 12.07	Pantry	Centre Island	O/Looks Dining
5	Master	2nd	9.94	x 12.14	Combined W/Sunroom	3 Pc Ensuite	Double Closet
6	Sunroom	2nd	8.72	x 8.30	Combined W/Master	O/Looks Backyard	Wainscoting
7	Br	2nd	11.25	x 12.92	Bow Window	Sliding Doors	Hardwood Floor
8	Br	2nd	15.55	x 13.45	Bay Window	Fireplace	B/I Closet
9	Master	3rd	15.51	x 14.07	5 Pc Bath	W/W Closet	Combined W/Office
10	Sitting	3rd	10.20	x 8.27	W/O To Deck	Wood Floor	Open Stairs
11	Family	Bsmt	13.48	x 11.61	Above Grade Window	4 Pc Bath	Led Lighting
12	Laundry	Bsmt	15.02	x 24.01	Unfinished	Sump Pump	Combined W/Workshop

**Client Remks:** Sophistication Over 4 Levels, W 4 Beds, 4 Baths, Chefs Kitch, Two Decks, Big Yard, Recreation Room, Formal Dining And Living Rooms And Chic Finishes. With Its Homage To The Original Design, This House Has Beautiful Flow Through Its Rooms, Providing More Intimacy To Each Space. The Kitchen Is The Hub With A Desk, An Island And All You Expect From A Home Of This Calibre. Two Principal Suites And Versatile Bedrooms. Jackman Ps. A Turn-Key Must See.

**Extras:** Offers Oct 19. Incl: Fridge, Range, Concealed Hood, Island, Dishwasher, Built-In Desk And Shelves, Convertible Bedroom Bench, Sump Pump, Gb&E, Air Conditioner, Window Coverings, Most Electrical Fixtures

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

# 75 BROWNING AVENUE

Number Storeys	3 plus basement
Frontage (ft)	19.77
Depth (ft)	104.00
Site Area	2056.08 Sq.Feet
Variance	Irregular
Year Built	1914
Exterior Finish	Brick
Wiring	Copper
Amperage	200 amps
Panel	Breakers
Taxes 2020	\$6,260.91

PLAN M368 PT LOT 150  
PIN 103970007  
ARN 190408457004000

## UPDATES AND RENOVATIONS

### 2020

- Addition of powder room
- Addition of concealed closet/storage under stairs
- Living room fireplace facelift
- Installation of arch and coves on main floor
- Addition of living room built-in shelving
- Replacement of rental hot water tank
- Refinements to the interior
- Installation of rear privacy fence and landscaping

### 2019

- Tuck-pointing on West, East and South walls (Cummins Restoration)
- Foundation reconstruction, reframing, insulation and waterproofing of walls, new laminate flooring in finished basement (K.H. Davis Engineering, N. Spencer Contracting)
- Patio stone repair and re-grade; south-west corner (N. Spencer Contracting)
- New LG Energy Star washing machine
- Drain stack and under-floor replacement at S/W corner of home (20-year warranty, Priority Plumbing)
- 3rd Floor en suite replacement shower

Waterproofing, Sump-pump and new main drain

Include:

Fridge, range, dishwasher, built-in desk and shelves, convertible bed, sump pump, GB&E, air conditioner, window coverings, most electrical fixtures

Exclude:

Dining and Kitchen Island light fixtures and foyer wall hooks.

Rental:

Hot Water Tank, Sept 2020

### 2017

- Flat roof replacement and repair {south addition}
- 3rd floor dormer, sliding door and siding replaced (N. Spencer Contracting)

### 2016

- Conversion of duplex to single-family home. Basement, first and second floor renovation, including new Mull kitchen with Caesarstone countertops, custom feature-wall bookshelf, new 2nd-floor ensuite bathroom, refinished floors on first floor, refinishing of original pocket doors for kitchen pantry, Installation of glass banister, new broadloom in sunroom, on first- floor staircase and basement staircase, open-concept design required Installation of three new vertical supports and footings in the basement, and structural LVLs on first floor (Avisa Mojtahedi Designs, Nethetwood Contracting)
- New Miele dishwasher & fridge, rangehood
- Update and rewire additional electrical, including integrated smoke & carbon monoxide detectors (Vickery Electric)

## 2013

- Slate, flat roof and porch roof replacement (Burke's Restoration. Jack Atlas Roofing)
- All new windows (vinyl-framed, thermal) on north face, spot-pointing on south-west corner, soffit and fascia replaced on second floor south-side including diverter and downspout (N. Spencer Contracting)

## 2012

- New energy efficient furnace and air conditioning units installed

## 2011

- New west-side fence, installation of interlocking stones for back garden, parging of west and south-west wall (N. Spencer Contracting)

## 2010

- Waterproofing rear of home; excavation install of weeping tile, gravel, membrane, window well (Nu-Site Contractors) New siding, Insulation, soffit, fascia, eavestrough, polio door and vinyl • thermal windows on south addition (N. Spencer Contracting)

## 2007

- Updated all wiring in the home, removing all knob and tube and installation of wired smoke alarms and sub-panel (Vickery Electric)
- New drainage pipes installed from front of home to city pipe, clearing of roots (City of Toronto)
- New Bosch stove, new Whirlpool washer and dryer

## ROOM FEATURES

### Main Floor

- Diamond placed ceramic tile
- High baseboards
- Dramatic lighting
- Solid wood front door with bevelled glass
- LED pot lights
- Storage closet under stairs
- Original mission style bannister with hardwood treads and Berber runner

### Living Room

- Built-in bookshelves
- Marble tile surround hearth and original mantle
- Large picture window with awning transom
- Ceiling fixture
- Quarter cut oak flooring

### Dining Room

- Coved ceilings
- Modern chandelier
- Open to the kitchen
- Quarter cut oak flooring
- Bay window
- Open to living room

### Kitchen

- Chevron slate flooring
- Double door pantry, hand scraped vintage doors and hardware with shelving and drawers inside
- LED pot lights
- Crown moldings
- Desk and shelving
- Island with stone top, seating for two microwave insert and garbage, recycling, green organization
- Modern cubist globe lighting above island
- Extra long picture window facing south overlooking yard

- Two tone kitchen cabinets with clever design features
- Long mottled subway tile backsplash
- Recessed LED strip under cabinet task lighting
- Tile upper cabinets with solid valance
- Panel Miele Stainless steel dishwasher
- Bosch convection cooktop oven
- Ancillary baseboard heating
- Miele extra tall counter depth fridge
- Step down to dining room

## **Powder Room**

- Slim sink
- Pocket door

## **SECOND LEVEL**

### **Landing**

- Oak strip flooring
- Ceiling fixture
- Room for furniture
- Ceiling height 2.55 m

### **Principal Suite**

- 2.99 m x 3.64 m
- Double closet
- Beveled glass French door to sitting room/sunroom
- Open window to sunroom
- En suite featuring window, wall sconce, deep under-mount sink vanity
- Large walk-in shower stall with herringbone marble flooring and oversize marble walls and ceiling
- LED lighting
- Rain and handheld shower-head
- Recessed cubby in tile
- Ancillary baseboard heating
- Herringbone marble tile flooring
- High baseboards

### **Principal Bedroom Sunroom**

- 2.38 m x 2.54 m
- Vaulted ceiling
- Berber broadloom
- Wainscot paneling
- New windows on three walls
- Auxiliary baseboard heating

### **Middle Bedroom**

- 3.89 m x 3.05 m
- Ceiling fixture
- Bay window
- Oak strip flooring
- Modest crown moldings
- High baseboards
- Large opening to front bedroom
- Great for happy siblings

### **Front Bedroom**

- 4.66 m x 3.70 m
- Built-in storage and cubbies
- Dramatic stone floor to ceiling fireplace, non-functioning. TV wall mount Rough-in
- Sliding door array: frosted glass panels inset in custom-made solid cedar panel doors w top and bottom rails and valance
- Clever bay window storage and sofa
- Feature wall antique textured wallpaper
- unfinished, cement floor, ceiling light fixture

## **THIRD FLOOR**

- Same mission style bannister with hardwood treads and Berber stair Runners

### **Den**

- 2.63 m x 3.07 m
- Refinished pine flooring
- LED ceiling fixture
- Open to stairs
- walkout to full deck

## Family Bath Room

- Facing sink vanities with mirrors lighting and plenty of storage
- Ceiling fan
- Locking Pocket door
- Large LED light fixture
- Tub and toilet in private nook
- Corner glass shower stall with glass shelving and rain style showerhead plus toe tester

## Primary Bedroom

- 3.19 m x 4.68 m + 1.95 m x 1.04 m gabled nook
- Wall-to-wall closets with Lighting
- Pine flooring
- Window gable
- Large enough for king size bed and ample furnishings
- LED ceiling fixture

## BASEMENT

- Glass railing and stainless steel handrail
- Berber stairs
- Walk up to Landing
- French door exit to backyard with large transom window and architectural lighting

## Recreation Room

- 3.30 m x 4.09 m
- Clean storage under landing
- Ancillary electric baseboard heating
- Wall mount TV
- Sliding mirrored closet doors to closet and full-size washroom
- Laminate flooring
- LED pot lights
- 7'7" ceiling height
- Full-size fixed pane window above grade w well
- Fully lowered, waterproofed and finished
- Sump pump and storage under stairs w light and power
- Nook

## Four Piece Bathroom

- 2.41 m x 2.21 m
- Marble flooring
- Marble tub surround
- Extra long tub
- Very roomy

## Laundry and Utility Room

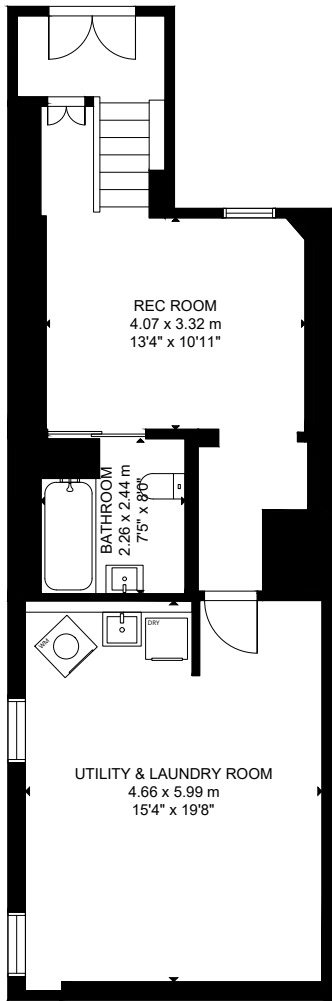
- 5.87 m x 4.52 m
- Unfinished space
- Poured cement floor
- LG direct drive full-size washer and whirlpool dryer
- Laundry tub
- New rental hot water tank
- Recently updated efficiency furnace
- 200 amp service
- Two larger windows above grade
- Sump pump
- New water main
- Lots of room for clean storage

Landing from rear entrance open stairs to kitchen and glass rail with stainless steel handrail

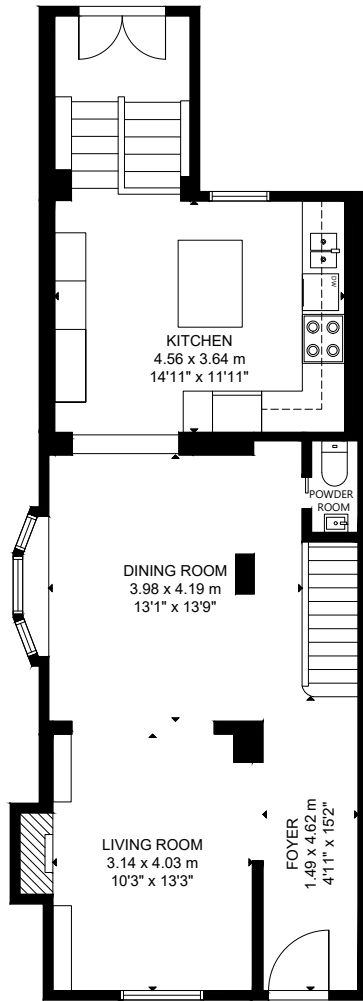
## Exterior

- Covered Porch with classic columns and mission railing
- Pendant Lighting
- Restored brick
- Recent Roofing
- Grass and garden front yard
- Interlock rear patio
- Garden in rear
- New privacy fence
- Updated windows, bay and gable

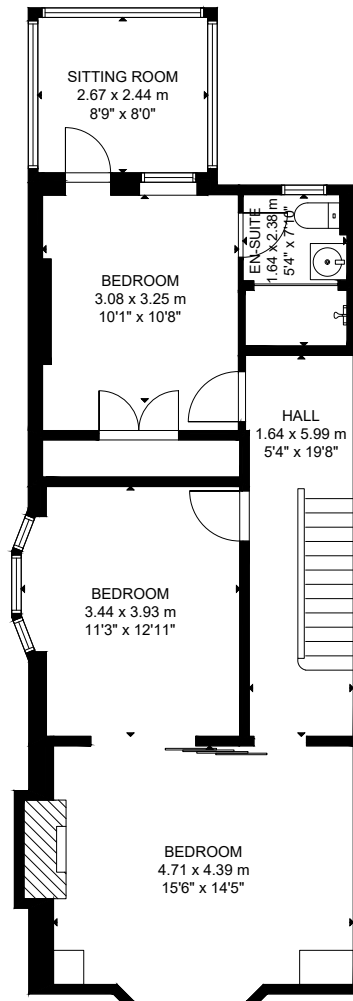
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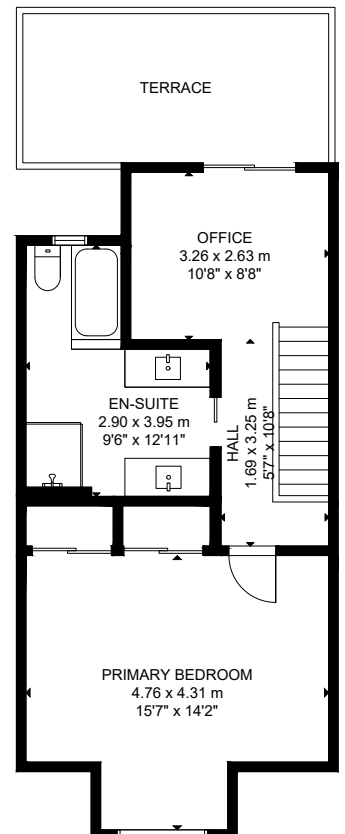
LOWER LEVEL



MAIN FLOOR



SECOND FLOOR



THIRD FLOOR

GROSS INTERNAL AREA  
 MAIN FLOOR: 716 sq ft/ 67 m<sup>2</sup>, SECOND FLOOR: 747 sq ft/ 69 m<sup>2</sup>,  
 THIRD FLOOR: 478 sq ft/ 44 m<sup>2</sup>, LOWER LEVEL: 678 sq ft/ 63 m<sup>2</sup>  
 TOTAL: 2,619 sq ft/ 243 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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