

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)

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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, painting 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

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- 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