# **54 MORTIMER AVENUE**BUYER BOOK



**TREVOR BOND**Sales Representive

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





# Prepared by: TREVOR MAXWELL BOND, Salesperson BOSLEY REAL ESTATE LTD., BROKERAGE

169 Danforth Avenue, Toronto, ON M4K1N2 416-465-7527

Printed on 11/02/2020 7:04:50 AM List: \$799,000 For: Sale

DOM: 0

1x4x2nd

54 Mortimer Ave Toronto Ontario M4K2A1

Toronto E03 Broadview North Toronto 115-22-P

SPIS: N Taxes: \$3,496.27 / 2020

Semi-Detached Front On: N Rms: 8
2-Storey Acre: < .50 Bedrooms: 3
Washrooms: 1

Lot: 17.63 x 132.41 Feet Irreg:
Dir/Cross St: Mortimer And Broadview

Possession Remarks: Flexible Possession Date: 11/30/2020

Kitchens: Exterior: Brick Zoning: Mutual Cable TV: Fam Rm: Ν Drive: Basement: Full / Unfinished Gar/Gar Spcs: Detached / 1.0 Hydro: Fireplace/Stv: Gas: **Drive Park Spcs:** 2

Heat:Water / GasTot Prk Spcs:2.0Phone:A/C:Wall UnitUFFI:NoWater:

A/C: Wall Unit UFFI: No Water: Municipal Central Vac: N Pool: None Water Supply:

 Apx Age:
 51-99
 Energy Cert:
 Sewer:
 Sewers

 Apx Sqft:
 700-1100
 Cert Level:
 Spec Desig:
 Unknown

Assessment: GreenPIS: N FarmAgr:

POTL: Prop Feat: Fenced Yard, Hospital, Park, Public Transit, Ravine, School Retirement: Park, Public Transit, Ravine, School Oth Struct:

Laundry Lev: Lower
Phys Hdcap-Eqp:

	·yoacab =qp.								
1	# Room	<u>Level</u>	Length (ft)	Width (ft)	<u>Description</u>				
	1 Living	Main	12.30	x 8.59	Hardwood Floor	Pocket Doors	Picture Window		
	2 Dining	Main	12.40	x 9.09	Open Concept	Window	West View		
	3 Kitchen	Main	8.40	x 12.10	Backsplash	W/O To Deck	Renovated		
	4 Master	2nd	12.10	x 10.89	B/I Closet	Large Window	South View		
	5 2nd Br	2nd	12.40	x 7.81	Hardwood Floor	Closet	North View		
	6 3rd Br	2nd	11.09	x 7.61	Hardwood Floor	Closet	West View		
	7 Utility	Bsmt	12.73	x 34 54	Unfinished	Combined W/Laundry	Above Grade Window		

Client Remks: Talented Young Architect/Owners Have Updated This Home With Clever, Stylish Features. Full-Size Chef's Kitchen, Room Enough For An Island, Walks Out To Deck And Detached Garage With Solid Concrete Pad, Easily A Studio, Workshop Or Entertainment Hub. Behind It Hides Even More Private Yard. Legal Front Pad Parking. Three Bedrooms, All Big Enough To Be Bedrooms! The Unfinished Basement Is Clean And Dry W Laundry And Storage. Bigger Than Recent Sales.

Extras: Offers Monday Nov 9, 2020 2Pm. Legal Front Pad Parking. French Pocket Dr. Incl: Fridge, 5-Burner, Gas Stove, D/W, W/D, Micro, All Elf's, All Wndw Cvrgs, Gb&E 3 Ductless Combi-A/C, Bsmt Shelves, Br Shelving/Built-Ins. Excl: Lr Cabs (Neg).

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

# **54 MORTIMER AVENUE**

Frontage: 17.63 ft Depth: 132.41 ft

Bedrooms: 3
Bathrooms: 1

Parking: 1 Legal Front Pad, 1 Garage

Garage: Detached

Driveway: Separate/Private

Property Desc: Semi-detached residential ARN: 190603212005900

PIN: 103990049

Legal Desc: PCL 150-1 SEC M439; PT LT 150 N/S

MORTIMER AV

Year Built: 1926 Storeys: 2 Full Taxes 2020: \$3,496.27 Includsions: Fridge, Gas Stove, D/W, W/D, all electric light fixtures (scones, tracks, pendants, flush mounts), all window coverings, ductless AC/Heat combination condenser and 3 heads plus remotes, gas boiler and equipment, bsmt shelves, radiator shelves., bedroom cabinets, built-ins and shelving. Legal front pad parking.

Exclusions: LR wall mount midcentury cabinets (although negotiable)Rental: Hot water heater

#### **ROOM BY ROOM**

## **MAIN LEVEL**

#### **Entrance**

- Foyer features small hex tile floor
- Ceiling light fixture
- LED pot light
- French etched glass single Pocket door to living room

# **Living Room**

- 2.69 m x 4.11 m
- · Large picture window facing south
- High bevelled baseboard throughout
- Ceiling fixture
- LED pot lights
- Non-functioning Fireplace
- Two small decorative Stain-glass windows framing mantle
- Oak Mantel
- · Douglas fir strip flooring

### **Dining Room**

- 3.81 m x 2.99 m
- Ceiling fixture with medallion
- Ductless combination heat/air conditioning(1 of 3)
- Picture window, west facing
- Thermostat
- Douglas fir strip flooring

#### Kitchen

- 2.80 m x 3.80 m
- Fully renovated
- Tall counter-depth Electrolux fridge
- Samsung slide-in five-burner range
- Stainless steel hood
- Bosch silencePlus stainless steel dishwasher
- Concealed microwave
- Butcherblock backsplash
- Undermount oversize single basin stainless sink with modern faucet and sprayer
- Tile backsplash
- Open cube wood shelf
- Quartz countertop to east
- Butcher block countertop and backsplash to west
- Entrance to basement
- Walk out to rear deck (original door w window, storm door)
- North facing window
- Douglas fir strip hardwood flooring



# **54 MORTIMER AVENUE**

### **SECOND LEVEL**

#### Landing

- · Mission bannister and original trim
- Modern wall sconce
- Hardwood flooring

# **Three-Piece Washroom**

- 2.71 m x 1.33 m
- Frosted glass privacy window
- · Built-in medicine cabinet
- Circular modern vanity mirror
- · Clawfoot tub with shower surround
- Pedestal sink
- Original recessed medicine cabinet cubby
- Modern wall lighting
- Vinyl flooring

# Principal Bedroom 1

- 3.81 m x 3.32 m
- · Double closets with mirrored bifold doors
- Wall sconce closet lighting
- Modular organization system with adjustable shelving, drawers and mirrored glass wardrobe
- Large three-pane replacement picture window facing south
- Dual heat/air conditioning Ductless wall unit (2 of 3)
- · Drum ceiling light fixture
- Hardwood flooring

# Middle Bedroom 2

- 3.81 m x 2.41 m
- Hardwood flooring
- Switched modern wall sconce
- Single closet
- West facing replacement window

#### **Rear Bedroom 3**

- 3.69 m x 2.42 m
- Combination ductless wall unit (3 of 3)
- North facing replacement window
- · Switched modern wall sconce
- Built-in shelving above rad
- Single closet
- Hardwood flooring
- Built-in cabinetry

# **LOWER LEVEL**

- 3.88 m x 10.53 m
- Three large replacement vinyl windows
- Poured concrete floor
- Exposed brick
- 100 amp breaker panel
- Copper Water-main
- Laundry sink
- Samsung side-by-side front loading washer and dryer
- Rental hot water heater
- Boiler
- Shelving can remain
- Open stairs
- Completely unfinished



# **54 MORTIMER AVENUE**

### **EXTERIOR**

#### **Front**

- Brick front with shingle mansard
- Thermal pane windows
- Storm door
- Original solid wood door with window
- Front porch stairs have been replaced
- Legal front pad parking, interlocking stone pad with perimeter garden and shrubbery
- Large front porch with bannister
- Porch privacy screen to neighbours
- Globe light fixture
- · Crown moldings in enclosure
- Brick column bases
- Porch measures 4.02 m x 1.81 m
- · Brick main floor and metal upper siding
- Poured concrete path against house

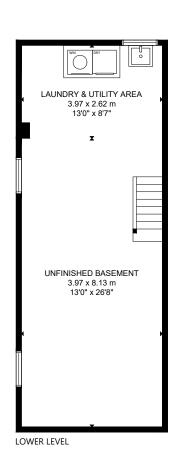
#### Rear

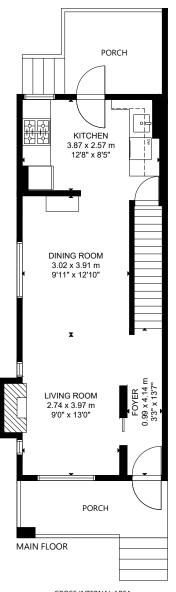
- Covered balcony walkout from kitchen
- Small stone BBQ patio
- Lovely gardens
- Deep single garage with aluminum siding and shingle roof
- Brick-laid large patio stones at rear and at garage and deck
- Behind Garage lies shaded grass and garden area, private and secluded.

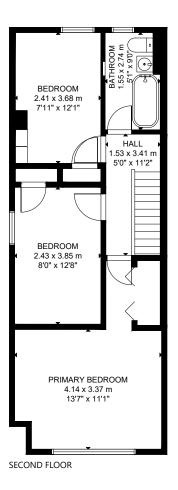
# Garage

- Double barn door entrance
- Stone threshold
- Concrete pad
- Remediated framing
- Window at rear
- 1 foot concrete curb all around garage perimeter
- Could easily be studio, workshop, or entertainment space









GROSS INTERNAL AREA
MAIN FLOOR: 455 sq ft/ 42 m², SECOND FLOOR: 515 sq ft/ 48 m²
LOEWER LEVEL: 459 sq ft/ 43 m²
TOTAL: 1,429 sq ft/ 133 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TREVORBOND.CA m 416.357.7177 w 416.465.7527 f 416.465.6998

