

# 54 MORTIMER AVENUE BUYER BOOK




**TREVOR BOND**  
Sales Representative

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**BOSLEY**  
REAL ESTATE

	<b>54 Mortimer Ave</b>		<b>List: \$799,000 For: Sale</b>
	<b>Toronto Ontario M4K2A1</b>		
Toronto E03 Broadview North Toronto 115-22-P			
SPIS: N		Taxes: \$3,496.27 / 2020	DOM: 0
Semi-Detached	Front On: N	Rms: 8	
2-Storey	Acre: < .50	Bedrooms: 3	
		Washrooms: 1	
		1x4x2nd	
Lot: 17.63 x 132.41 Feet Irreg:			
Dir/Cross St: Mortimer And Broadview			

MLS#: E4974776	Contract Date: 11/02/2020	PIN#: 103990049
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> Mutual	<b>Cable TV:</b>
<b>Basement:</b> Full / Unfinished	<b>Gar/Gar Spcs:</b> Detached / 1.0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 2	<b>Gas:</b>
<b>Heat:</b> Water / Gas	<b>Tot Prk Spcs:</b> 2.0	<b>Phone:</b>
<b>A/C:</b> Wall Unit	<b>UFFI:</b> No	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Water Supply:</b>
<b>Apx Age:</b> 51-99	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 700-1100	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b> N	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b> Fenced Yard, Hospital,	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>	Park, Public Transit, Ravine, School	<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	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 Cvrgrs, 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

Inclusions: 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

## 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

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## 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

# 54 MORTIMER AVENUE



GROSS INTERNAL AREA  
 MAIN FLOOR: 455 sq ft/ 42 m<sup>2</sup> SECOND FLOOR: 515 sq ft/ 48 m<sup>2</sup>  
 LOWER LEVEL: 459 sq ft/ 43 m<sup>2</sup>  
 TOTAL: 1,429 sq ft/ 133 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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