

41 HAZELWOOD AVE BUYER BOOK



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Sales Representative

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BOSLEY
REAL ESTATE

OVERVIEW

Lot Size 15.49' x 110.00'

Taxes 2020 \$4,737.66

PIN. 210480167

ARN 190408436003200

Semi Detached

Two Full Storeys

Parking 1.5 cars, from Laneway

Frankland PS School Catchment

Legal Description, PT LT 2 BLK B PL 826 CITY EAST AS IN CA484140; S/T & T/W CA484140; CITY OF TORONTO

Two Unit/Convertible back to Single Family

Vacant

Survey available

UPDATES

- Lower Level washroom is totally updated
- West wall waterproofing
- Sump pump
- Repaired back deck
- New fence
- New upstairs kitchen w separate laundry
- Basement broadloom

DETAILED FEATURE LIST

EXTRERIOR

Rear

- Raised dining deck recently updated
- Stone patio
- New fence
- Garden shed
- Garbage storage area
- Fully fenced yard
- Privacy screening
- Mature vines and garden

Front

- Mature evergreen tree
- Covered porch w light
- Concrete walk
- Angel Stone over brick
- Privacy Screen

INTERIOR

Front Foyer

- Solid wood entry door with crystal handle and privacy glass
- Light fixture
- Plaster medallion
- Porcelain tile floor and high baseboard
- New unit entrance doors

MAIN UNIT

Living Room

- 2.74m x 3.63 m
- Red oak cedar strip flooring
- Picture window
- Plaster ceiling medallion and fixture
- Coved plaster ceilings
- Plate rail
- Archway to dining room

41 HAZELWOOD AVENUE

Dining Room

- 4.42 m x 3.01 m
- Red oak cedar strip flooring
- Plaster medallion and chandelier
- Plate rail and curved plaster ceilings
- Original baseboard
- South facing window
- Open stairs, bannister, to lower level
- Open to kitchen

Kitchen

- 7.08m x 2.82 m
- Brick laid slate-style flooring
- Full height cabinetry surrounding counter depth Samsung fridge
- Workstation
- Brick laid subway tile in white as backsplash
- Bosch dishwasher
- Microwave shelf
- Cooktop range with direct-vent stainless steel hood
- Tall casement window above double sink with arch transom window and stone sill
- Breakfast bar
- Open cabinet shelving
- Kitchen cabinetry features crown moldings
- Eat-In breakfast nook with pendant lighting and west facing casement windows
- Or possible office nook
- Double French door walkout to deck
- High baseboards
- Pot lights
- Peninsula
- Open entrance to Lower level

LOWER LEVEL

- Broadloom stairs and landing
- Pot lighting
- Storage under stairs

Utility Room and Laundry

- 2.41 m x 2.02 m
- Rental hot water heater
- Floor drain
- Furnace with humidifier
- LG stacked washer dryer

Washroom

- 1.84 m x 2.19 m
- South facing window
- Wide vanity with trough sink
- Extra large step-in shower stall with handheld and rain shower-heads & storage cubby
- Black hex flooring
- Brick laid modelled subway tile
- Wall sconces and mirror

Rear Bedroom

- 4.73 m x 2.41 m
- Large window with well
- Hidden sub pump
- Waterproof western wall
- Broadloom
- Pot lights
- Double closet with mirrored doors
- Six feet of Pax wardrobes

Principal Bedroom

- 3.02 m x 3.53 m
- Double french doors
- Broadloom
- Pot lights
- Window
- Electrical panel
- Built-in shelving

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UPPER UNIT

Inner Foyer

- Lower Landing wish strip red oak hardwood flooring
- Wall sconce lighting
- Wall hooks
- Three pole light

Upper Landing

- White oak strip hardwood flooring
- Open concept kitchen
- 3.20 m x 3.33 m
- Stacked washer dryer
- Electric range with hood
- Updated upper and lower cabinets
- Deep single sink and cabinetry
- South facing window
- Room for bistro seating and portable island
- Fridge
- Pantry and/or linen closet
- Track lighting

Front Living Room (or Bedroom)

- 3.20 m x 4.02 m
- Bay window
- Ceiling fixture
- Double closet
- White oak strip hardwood flooring
- Original baseboards
- High ceilings

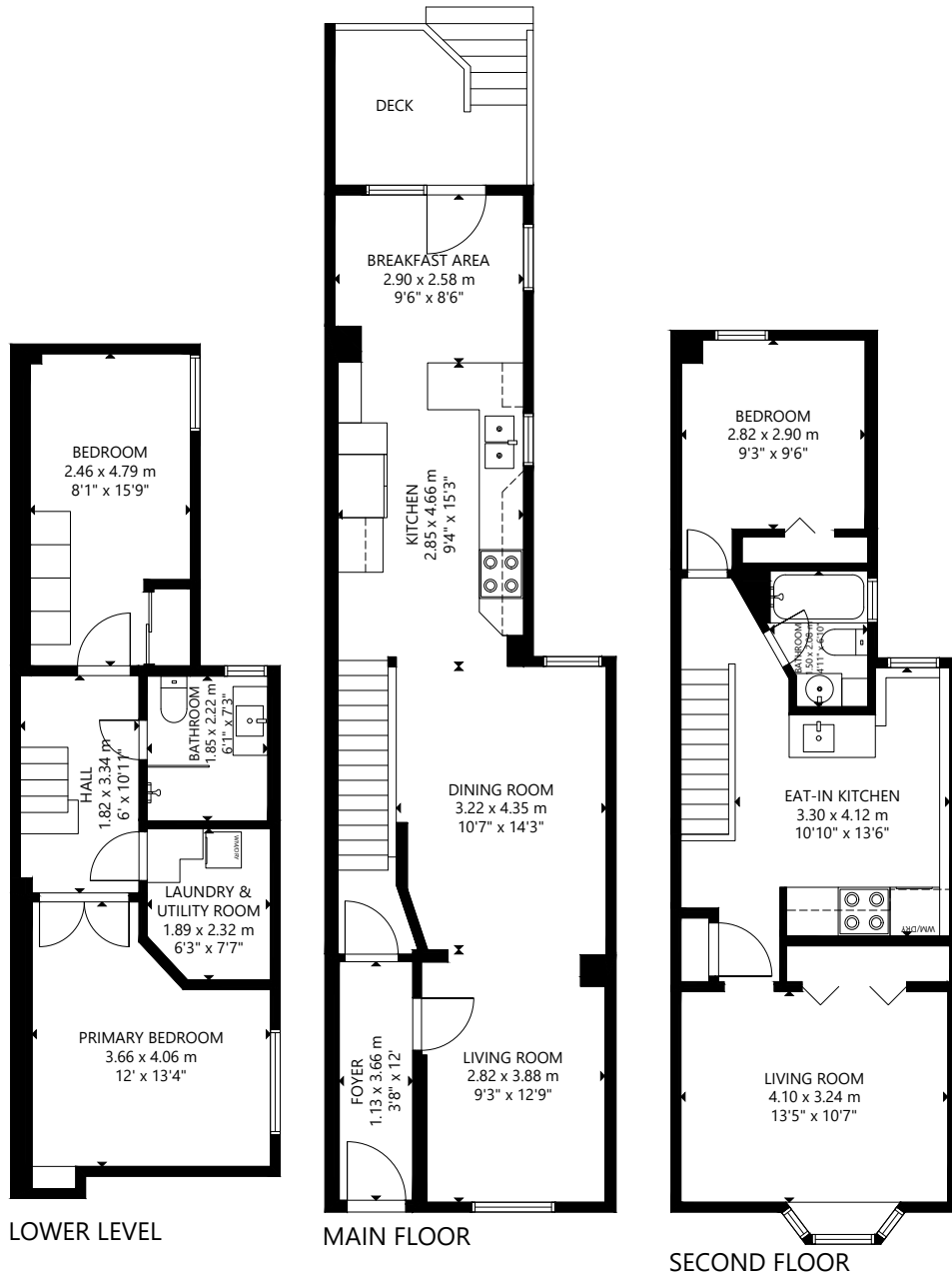
Bathroom

- 1.23 m x 2.05 m
- Brick laid ceramic tile floor
- Tub with tile surround
- West facing window
- Tall upper cabinet and vanity
- Wall sconce
- Recessed mirrored medicine cabinet

Rear Bedroom

- 2.77 m x 2.86 m
- Ceiling fixture
- Double closet
- South facing window
- Broadloom

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GROSS INTERNAL AREA
 LOWER LEVEL: 435 sq ft/ 40 m², MAIN FLOOR: 586 sq ft/ 54 m²
 SECOND FLOOR: 525 sq ft/ 49 m²
 TOTAL: 1,546 sq ft/ 143 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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