41 HAZELWOOD AVEBUYER BOOK



TREVOR BONDSales Representive

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

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1x4x2nd, 1x3xLower

41 Hazelwood Ave Toronto Ontario M4J 1K4

Toronto E01 South Riverdale Toronto

SPIS: Y Taxes: \$4,737.66 / 2020 DOM: 0

 Semi-Detached
 Front On: S
 Rms: 10 + 2

 2-Storey
 Acre: < .50</td>
 Bedrooms: 3

 Washrooms: 2
 Washrooms: 2

Lot: 15.46 x 110 Feet Irreg: Dir/Cross St: Pape/Danforth

Possession Remarks: Flexible Possession Date: 1/29/2021

Kitchens: 2 Exterior: Brick / Vinyl Siding Zoning: Cable TV: Fam Rm: Ν Drive: Lane Finished / Full Basement: Gar/Gar Spcs: None / 0.0 Hydro: Fireplace/Stv: **Drive Park Spcs:** Gas:

 Heat:
 Forced Air / Gas
 Tot Prk Spcs:
 1.0
 Phone:

 A/C:
 Window Unit
 UFFI:
 No
 Water:

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

 Apx Age:
 100+
 Energy Cert:
 Sewer:
 Sewers

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

Assessment:

POTL:

GreenPIS:

Farm/Agr:

Prop Feat:

Fenced Yard, Library,

Waterfront:

POTL Mo Fee: Park, Public Transit Retirement:

Elevator/Lift: N Oth Struct: Garden Shed
Laundry Lev: Upper

Phys Hdcap-Eqp:

#	Room	<u>Level</u>	Length (ft)	Width (ft)	<u>Description</u>		
1	Living	Ground	8.99	x 11.91	Crown Moulding	Hardwood Floor	Picture Window
2	Dining	Ground	14.50	x 9.87	Crown Moulding	Hardwood Floor	Open Stairs
3	Kitchen	Ground	23.22	x 9.25	Open Concept	Backsplash	B/I Desk
4	Breakfast	Ground	23.22	x 9.25	W/O To Sundeck	Combined W/Kitchen	Vaulted Ceiling
5	Foyer	Ground	12.17	x 3.77	Limestone Flooring		
6	Br	Lower	15.51	x 7.90	Sump Pump	B/I Closet	Above Grade Window
7	Master	Lower	9.91	x 11.58	Above Grade Window	Broadloom	Pot Lights
8	Laundry	Lower	7.90	x 6.63	Window	Linoleum	
g	Bathroom	Lower	6.04	x 7.18	Glass Doors	Above Grade Window	Tile Floor
1	0 Living	2nd	9.91	x 13.19	Double Closet	Hardwood Floor	Bay Window
1	1 Kitchen	2nd	10.50	x 10.92	Combined W/Laundry	O/Looks Backyard	Breakfast Area
1	2 Br	2nd	9.09	x 9.38	O/Looks Backyard	Double Closet	Broadloom

Client Remks: This Home Is Too Good To Keep To Yourself And With A Second Unit, It's Easy To Grow Your Investment. Adapted Perfectly For Two Apartments: A Large 2Br Main And Raised Lower Level & A 1Br 2nd Floor Unit. But No.41 Can Just As Easily Return To Its Roots As Home To A Lucky Single Family. Laneway Parking, Dining Deck, Stone Yard, Garden, Neighbourly Porch, Treed Yards.Beyond The Updates And A Sensible Floor Plan, There's A Warmth And Tokens Of Years Past.

Extras: Plaster Medallions, Coved Ceilings, Plate Rails, Arches, Offers Friday Dec 18th 2Pm. Includes: 2 Ranges, 2 Washers, 2 Dryers, Dishwasher, Fridge, Sump Pump, Garden Shed, All Light Fixtures, Gb&E, Window Ac, Rental Hwt. Property Is Vacant.

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

41 HAZELWOOD AVENUE

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 Catchement

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

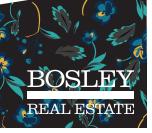
- 1.84 m x 2.19 m
- South facing window
- Wide vanity with trough sink
- Extra large step-in shower stall with handheld and rain shower-heads & storage cubby
- Black hex flooring
- · Brick laid modelled subway tile
- Wall sconces and mirror

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



41 HAZELWOOD AVENUE

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

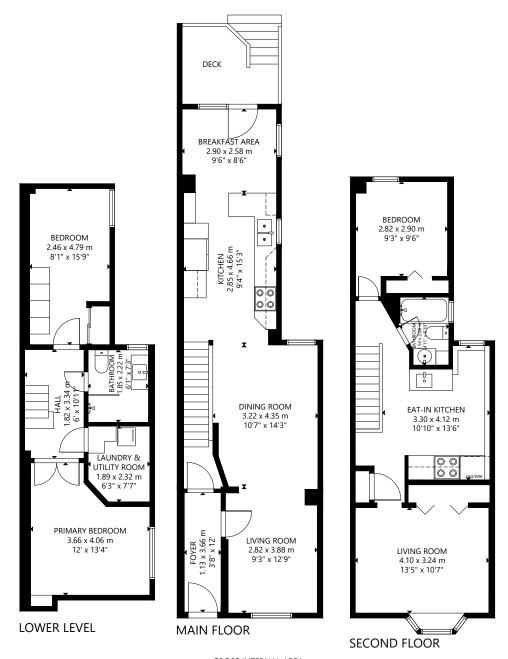
- 1.23 m x 2.05 m
- · Brick laid ceramic tile floor
- Tub with tile surround
- West facing window
- Tall upper cabinet and vanity
- Wall sconce
- Recessed mirrored medicine cabinet

Rear Bedroom

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



5 FEET



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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