

20 STRATHCONA AVENUE



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BOSLEY
REAL ESTATE

20 STRATHCONA AVENUE

PROPERTY OVERVIEW

Semi detached
3 Storey
4 Bedrooms
3 Washrooms
Fully Renovated
Parking

Taxes: \$6,188.94/2020
Roll: 1904084280053000000
Lot: 17.25 x 97 FT
Parking: Carport for 1 car off laneway,
Integrated Storage
Built: 1909

RECENT UPDATES

2019 Shingled front roof replaced
2017/18 Soffits, eaves and downspouts
2019 Upstairs top front bedroom (w/ skylight)
was renovated
2017 Termite remediation required against
rear basement wall, treatment and
warrantee in place
2017/18 Interior waterproofing, back flow valve
and new sump pump
2017/18 Foam insulation, steel studs, new duct
work in basement and to main floor
2016 Kitchen renovation
2016 New hardwood throughout main level
2005 Significant to the studs renovation

PROPERTY FEATURES LIST

Envelope & Exterior

- All brick
- Front porch
- Tiered gardens with pathways
- Decking replaced 2018
- Semi mature tree
- Storage under deck
- Concrete path
- Eavestroughs and extensions 2017
- Updated Gator Custom windows and doors,
including basement 2017
- Sump pump, drainage, waterproofing,
sprayfoam
- Gator Custom Windows 2017
- Front door 2018
- New fencing and gardening 2020

Rear

- Cobblestone deck at grade
- Privacy fencing
- Garden and tree lighting
- Automated Irrigation system
- Carport with fully milled storage lockers
- Decking replaced/fixed 2018

INTERIOR MAIN LEVEL

ceiling height 2.714 m

Front Foyer

- Wi-Fi front door lock
- Exposed brick
- LED pot lights
- Front hall closet
- 12 in.² terra-cotta floor tile
- Frosted glass partition wall to kitchen
- Faceted wall design

Kitchen (2016)

3.52 m x 4.95 m

- Engineered hardwood flooring
- Pot lights
- Pendant fixture over island
- Blue glass tile backsplash
- White quartz countertop
- Extra tall, matte white upper cabinetry with modern valance and recessed LED task lighting
- Pass-through to dining room
- Undermount stainless steel dbl corner sink
- Bosch dishwasher
- KitchenAid slide-in gas range
- Exposed microwave shelf
- Bosch ultra-slim hood fan
- Fisher & Paykel fridge with tray storage and larger appliance storage cabinet above
- Contrasting island cabinets with white quartz countertop; breakfast bar for three; built-in wine fridge; power; small appliance storage and drawers
- Utility closet
- Picture window overlooks front deck with southern exposure
- Pull-Out pantry

Dining Room Combined w/

3.55 m x 2.70 m

Living Room

3.18 m x 3.87 m

- Hand-scraped engineered hardwood flooring
- Fixed-pane window to dining room in angular bay
- Crown moldings
- Drum chandelier over dining table
- Detailed baseboard
- Nest thermostat
- Exposed brick wall
- LED pot lights 2016

- Open stairs to basement, expose brick all the way down
- Updated double French door walk-out to back yard
- Double hung window to rear yard

SECOND FLOOR

Hallway

- Receptacle
- Hardwood flooring
- Pot lights
- Crown molding
- Exposed brick
- Faceted stairs open to third-floor
- Skylight with blind
- Linen closet
- Faceted light well from third floor along stairwell

Principal Bedroom

4.50 m x 3.66 m

- Vaulted ceilings
- Exposed beams
- Ceiling fan
- Fixed thermal pane gable window and finished gable
- Floor to ceiling bay window with California shutters and crown moldings
- Oak hardwood flooring
- Double closet with built-in organizers
- Built-in wall unit w drawers, doors and cubbies
- Premium baseboard
- Exposed brick

Rear 2nd Bedroom

3.09 m x 3.85 m

- Double French doors two rear bedroom
- Double closet
- Exposed brick
- Crown moldings
- Pot lighting
- California shutters and casement window
- Updated baseboards
- Solid oak hardwood flooring

Family Bathroom

1.97 m x 2.92 m yes

- Crown moldings
- Pot lights
- Fan
- Mirror over large vanity with storage, under counter round porcelain sink
- Painted wood-panel wainscoting
- Glass block window with marble sill
- Soaker tub with marble subway tile surround 3-walls and ceiling
- Easy to clean, glass block window with marble surround in bathing area
- Rain shower-head and handheld
- Terra-cotta 12 in.² flooring

THIRD FLOOR

2017 Ductless air conditioning

Pot lights in hallway

Linen closet

Shared Washroom

- Three-piece washroom with glass tile on three walls
- Soaker tub with glass shower enclosure, handheld shower-head, light
- Fan
- Dark gray 12 in.² floor tile

- Vanity with marble top and recessed porcelain oval sink
- Toto toilet
- Skylight
- Supplemental baseboard heating

Front 3rd Bedroom

3.76 m x 3.20 m

- 7" bevelled baseboard
- Pot lights
- Transom window to lightwell
- Small hatch skylight with integrated blind (2019)
- Tiered performance stage, perfect for young thespians
- Vaulted ceiling
- Storage nook

Rear 4th Bedroom

3.31 m x 2.58 m

2.442 m ceiling height

- Wall-to-wall dbl closet
- Hardwood flooring
- Pot lights
- Roller blind
- Picture window overlooking rear yard
- Supplemental gas baseboard heating (refurbished 2018)
- Renovated to studs, insulated 2019

LOWER LEVEL

Ceiling height 2.079 m

Recreation Room

4.18 m x 4.69 m

- Berber carpeting on stairs and floor in rec room over subfloor
- Fun recessed fat Albert bulbs plus LED pot lights 2016
- South wall is a built-in wall unit containing updated panel 2016
- Window

Three-piece washroom

- Pedestal sink
- Wall-to-wall mirror
- Fan
- Toilet 2018
- Pot lights
- Corner shower stall
- Royal blue ceramic floor tile
- Pocket door

Utility/Laundry Room

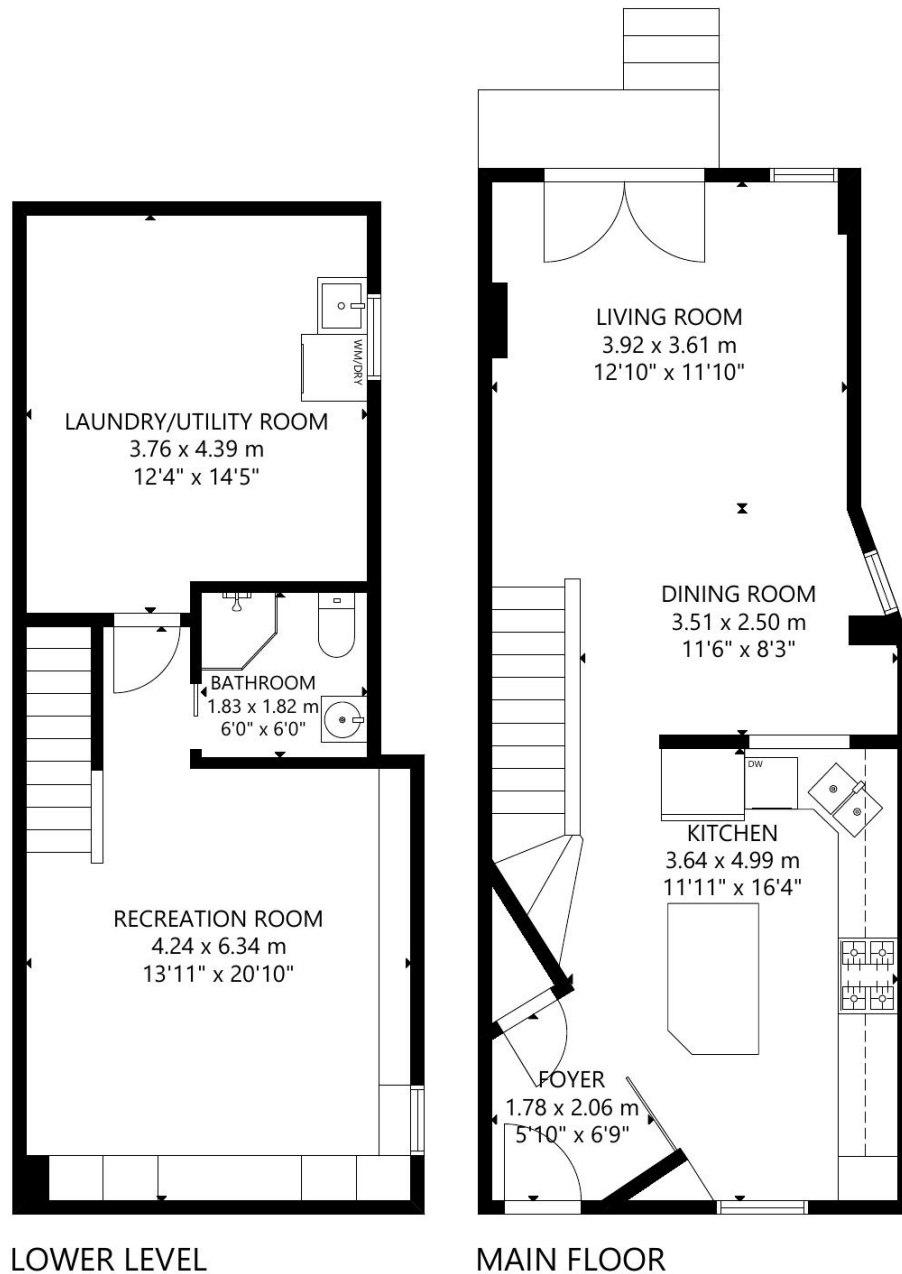
3.89 m x 3.52 m

- Stacked washer and dryer by Miele
- Laundry sink
- Cement floor and unfinished walls
- Spray foam and waterproofing
- Sump pump, floor drain, back flow 2017
- Carrier furnace (2018 new circuit board and conductor pump)
- Humidifier (2016)
- Rental gas hot water tank (2016)

Virtual & Video Tours +
More Photos



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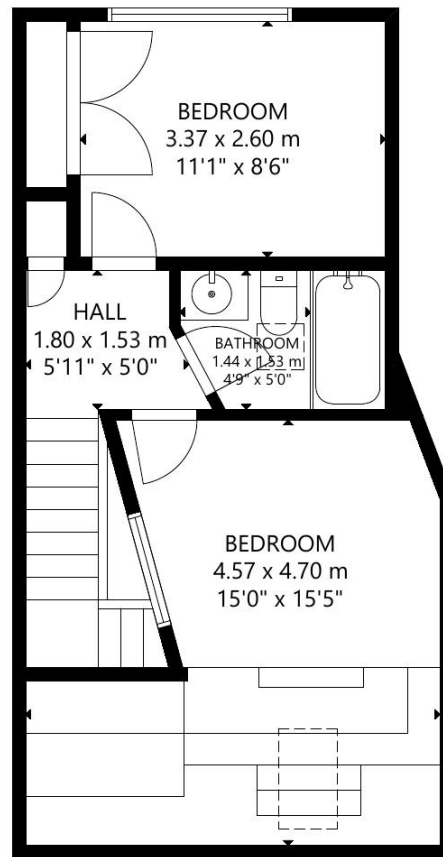
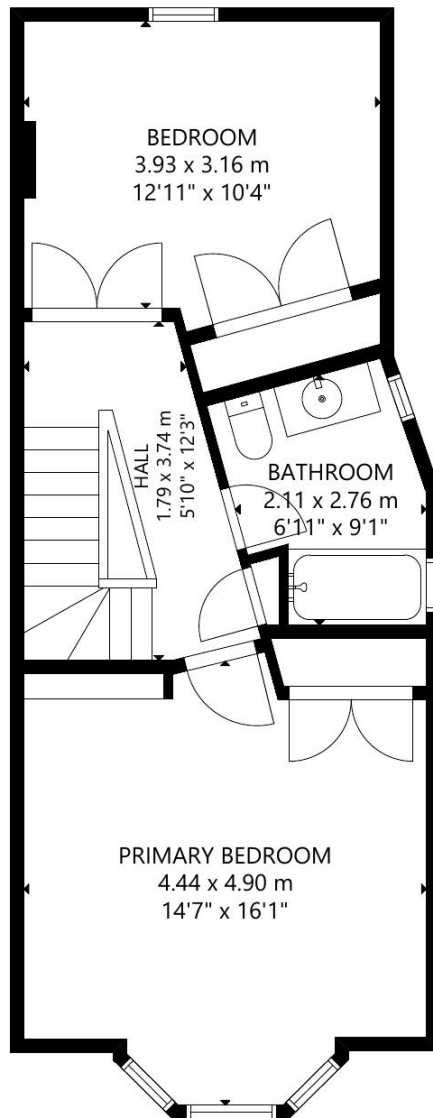
GROSS INTERNAL AREA
MAIN FLOOR: 48 m²/516 sq ft, SECOND FLOOR: 49 m²/527 sq ft,
THIRD FLOOR: 39 m²/418 sq ft, LOWER LEVEL: 43 m²/465 sq ft
TOTAL: 179 m²/1,926 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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SECOND FLOOR

THIRD FLOOR

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A friendly guide to the path of your property.
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Property Client Full

20 Strathcona Avenue, Toronto, Ontario M4K 1K7

Listing

20 Strathcona Ave Toronto

Active / Residential Freehold / Semi-Detached

MLS® #: **E5232580**

List Price: **\$1,750,000**

New Listing



Toronto/Toronto E01/North Riverdale

Tax Amt/Yr: **\$6,188.94/2020** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **Plan M311 Part Lot 6**

Style: **3 Storey** Rooms Rooms+: **7+2**
Link: BR BR+: **4 (4 +0)**
Stories: **3.0** Baths (F+H): **3 (3 +0)**
Lot Irreg: **Frontage 19'9 W** SF Range: **2500-3000**
Comb Row 45' Deep
Lot Front: **17.25** SF Source:
Lot Depth: **97.00** Lot Acres: **< 0.50**
Lot Size Code: **Feet** Fronting On: **N**
Zoning: **R(D0.6*736)**
Dir/Cross St: **Danfroth/Carlaw At Withrow Pk**

PIN #: **210620172**
Holdover: **120**
Possession: **30 Days**

ARN #: **190408428005300**
Possession Date: **2021-06-21**

Contact After Exp: **No**

Kitch Kitch + **1 (1+0)**
Fam Rm: **No**
Basement: **Yes/Full, Partially Finished**
Fireplace/Stv: **No**
Heat: **Forced Air, Gas**
A/C: **Yes/Central Air**
Central Vac: **No**
Apx Age: **100+**
Elevator: **No/None**
Retirement: **No**
Property Feat: **Hospital, Library, Park, Public
Transit, Rec Centre, School**

Exterior: **Brick**
Drive: **Lane**
Gar/Gar Spcs: **Carpport/1.0**
Drive Pk Spcs: **0.00**
Tot Pk Spcs: **1.00**
UFFI: **No**
Pool: **None**

Water: **Municipal**
Sewers: **Municipal**
Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Tradition Courses Through Warm Exposed Brick, Crowns, Paneling And Stone. Southern Light Billows Into A Modern Full Size Kitchen And Across A Multi-Function Island. The Staircase Forms A Light-Well To A Principle Bedroom Whose Ceiling Is Vaulted And On Each Wall A Treat; Exposed Brick To The Peak, Fine Millwork And A Floor-To-Ceiling Bay Window W Glazed Gable. Large Rooms, Parking, Great Envelope, Friendly Neighbours, Frankland Ps, Withrow Park 100M Away!**

Extras: **Bsmt Sprayfoam/Sump/Waterproofed. Incl. Gas Range, Dbl Corner Sink, Fp Fridge, Hood, Wine Fridge, Dw, Miele W/D, California Shutters, Bsmt Shelving, Ceiling Fans, Gb&E Plus Central Ac And Aux Ductless Ac, Elfs, Ext Irr & Lighting W Controls**

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

Prepared By: **TREVOR MAXWELL BOND, REALTOR Salesperson**

Date Prepared: **05/13/2021**