

78 WINNIFRED AVENUE

PROPERTY OVERVIEW

Semi detached
2 Storey
3 Bedrooms
2 Washrooms
Renovated
Gas Fireplace
Bike Parking

Taxes: \$4,662.03/2021
Roll: 190408137005600
Lot: 19.00 x 95.00
Built: 1908

EXCLUSIONS

Front foyer and principle BR antique wood
'half tables' (wall hung)

INCLUSIONS

Gas fireplace
Window reflecting mirror in dining room
All electric light fixtures
Rear bedroom built-in bed frame and
storage unit
Counter depth stainless steel Blumberg fridge
Porter and Charles compact gas range
Stainless steel range hood
Dishwasher
Washer and Dryer
Bike shed
Outdoor cedar storage box
Kids play structure (unless otherwise agreed)

RECENT UPDATES

2017	Front porch reconstructed (structural, railings, floors, ceiling, trim, stairs, newels etc)
2017	Standing seam porch roof
2016	Kitchen renovation to the studs, including all appliances
2016	Main level flooring and refinishing
2016	Family washroom, renovation to the studs
2017	Front Door
2016	Ground and 2nd floor middle windows
2021	Rear bedroom window
2016	Rear walk out, back door and window
2018	Principle bedroom party wall soundproofing
2019	Basement washroom (the "in-house")
2016	Back-flow prevention valve
2019	Central A/C unit
2021	Bedroom ceiling repairs

PROPERTY FEATURES LIST

Exterior Front

- Fully renovated front porch, consistent with neighbours, custom built railings and steps.
- Standing seam steel porch roof
- Slate second story gabled roof
- Cove-top and crown gables
- Pella windows
- Solid brick two story masonry front to back
- Properly sloped concrete walkways for drainage
- Armstrong central air conditioning
- Multiple open areas for storage sheds, bike storage, garbage and recycling
- Hose bib

Exterior Rear

- Mature treed canopy
- CN Tower view
- CNC custom designed/built fence panels with draping vines
- Low maintenance garden
- Open to neighbouring lots but easy to separate and privatize
- Bike shed with sedum green roof
- Walk out from kitchen to wood deck (older and currently conceals a basement exit)
- In-line fibreglass rear window and exit plus rear upper window.
- Included or excluded 2 1/2 story children's treehouse with slide, rings and climbable roof
- Shingled A-frame fire wood storage

MAIN LEVEL

Front Foyer

- Multi-pin triple-pane front door with privacy lens
- Recessed storage and charging shelf
- Custom hook wall
- Tile floor
- Ceiling light fixture
- Wall-mounted shoe storage
- Second antique pendant light fixture

Living Room

3.38 m x 3.28 m

- Hardwood maple flooring
- Cast iron gas fireplace with tile surround, slate hearth and maple mantle
- Pot lights and picture window
- Hanging Ceiling pendant

Dining Room

3.71 m x 4.48 m

- Full-size family dining room
- West facing window with reflecting mirror
- High baseboards
- Hardwood maple flooring
- Ceiling fixture
- Graphic feature painting
- Open to living room
- Ecobee thermostat
- Walk-through to kitchen

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Kitchen

3.71 m x 4.48 m

2.850 m ceiling height (9.35')

- Custom made concrete countertops
- Custom concrete floor panels to walk out to rear deck
- Picture window and versatile turn tilt awning/walk out passage
- Plant shelf
- Maple hardwood flooring
- Pot lights
- Eat-in banquette with pendant light
- Peninsula with extra storage
- Counter depth stainless steel Blumberg fridge
- Porter and Charles compact gas range
- Dishwasher
- Stainless steel range hood
- North facing window above kitchen sink with concrete cell
- Antique wall sconces
- Open shelving
- Stretched hex tile backsplash
- Pantry cupboards
- Five panel door to basement

SECOND LEVEL

- Custom leather wrapped handrail
- Original refinished soft wood stair treads
- Track lighting
- Painted original floors
- Original unfinished handrail
- Contemporary wall unit/linen closet/storage

Rear Bedroom

3.19 m x 3.27 m

- Ceiling light fixture
- Replacement window, west facing
- Painted wood flooring
- High baseboards
- Original features
- Built-in queen size storage plants with drawers shelves and secret hiding places
- Graphic wall treatment

Middle Bedroom

3.0 m x 3.09 m extending to 3.92 m in window bay

- Closet
- Ceiling light fixture
- Painted white hardwood flooring
- Recessed window with integrated desk shelf
- Graphic wall painting

Principle Bedroom

3.13 m x 4.58 m

- Double closet with closet organizers
- Dimmable Ceiling fixture
- Graphic wall treatment
- Vaulted ceiling with two E. facing cable to Windows
- White painted flooring
- Original features
- Sound proofing system installed on shared wall in this room (the kids shared this room, so it was done as a courtesy to the neighbour). Consists of sound isolation clips, metal furring channels over the clips, .5" thick rock wool insulation, two layers of 5/8" Type X drywall w 12" overlap, Green Glue between layers

Family Bathroom

1.98 m x 2.88 m

- Four piece
- North facing window
- Wainscot subway tile
- Custom hex flooring
- Custom glass walk-in shower stall, linear drain, handheld and rain shower heads, Pot light, Recessed shower cubby, Glass panels, Marble threshold, All tile
- Clawfoot tub with handheld shower
- Wall mount geberit toilet
- Sink, vanity, mirrors, wall sconce, hooks and built-in shelving
- Pocket door
- Pot lights and ceiling fan

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LOWER LEVEL

- Wide staircase
- Partly finished
- Ceiling height 1.926 m (6.32')

Powder Room

- Whimsical and practical
- Inspired by an outhouse featuring small sink, toilet, mirror with vanity, light
- Cedar shed door with crescent moon
- Shower rough-in

Utility/Recreation/Laundry

10.08 m x 3.17 m widens to 4.54 m

- Furnace, humidifier, rental hot water tank,
- full-size double basin concrete laundry sink
- 100 amp panel, Romex wiring and breakers
- LG washer and dryer, front-load
- ABS stack
- Painted brick walls
- Painted concrete floor
- Tall window
- Passage to rear yard (abandoned)
- Pot lights

Spare Room

3.17 x 4.54m

- Partly finished
- Window
- Custom millwork around utility metres and shut off's
- Pot lights
- Concrete floor painted
- Painted brick walls
- Chalk wall