

216 GEOFFREY STREET

FEATURE LIST



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DETACHED

4+1 Bedrooms
2+1 Washrooms
Family Room (above grade)
Sitting Room (above grade)
2 Car Garage
Finished basement
Basement apartment
Lot 30' x 125'
Taxes: \$9,308.38 2022

HISTORY OF UPDATES:

2007 flat roof
2015 shingle roof
2008 two car garage installation with permits
1987 rear addition and other interior updates with permit
2018 boiler replacement
2018 upper ductless air conditioner head replacement
2018 basement apartment updates
2018 replacement of all flooring
2019 kitchen update
2022 washroom updates in main house
2021 landscaping
2018 rear deck construction
2017 front porch updates
2008 brick restoration to side and front

ROOM BY ROOM DETAILS

MAIN LEVEL

Overall first floor ceiling height 2.696 m

FRONT ENTRANCE

2.56 m x 1.10 m
Original solid wood door with lens
Arched entrance to walk-in
Stain glass window in walk-in closet/mudroom
Interior white original door with etched glass
Storm door

FOYER

4.29 m x 2.56 m
White stairs to landing with closet and V-shaped bay window
Ductless air conditioning
Mission railings
Cove ceiling

LIVING ROOM

4.01 m x 4.35 m
Oversize single sliding original quarter-sawn oak 6-panel door
Stain glass over picture window
White oak flooring
Pot lights
Ceiling fixture
Oversize baseboard
Contemporary gas fireplace
Double sliding six panel pocket doors to dining area

DINING ROOM

5.60 m x 3.19 m
Ceiling fixture
Pot lights
Cove ceilings
Picture window overlooking yard
Walk out to foyer
Walk out to eat in kitchen
Open to kitchen

KITCHEN

4.43 m x 3.27 m
Original six panel entrance door from foyer
Single deep sink, faucet with float nozzle
Stainless steel backsplash
Recessed microwave
Miele dishwasher
GE profile gas range
Frigidaire stainless steel sink
4 seater open island
Ceiling light fixture

EAT IN/FAMILY ROOM

2.32 m x 5.76 m
Wall-to-wall windows
Sliding patio doors
Walk out to deck with privacy screening
Privacy glass blocks on west wall
Open to kitchen
Ceiling lights

SECOND LEVEL

Ceiling height on second-floor 2.59 m
White oak hardwood throughout
Linen closet

BEDROOM 1 FRONT WEST

3.33 m x 3.36 m
Walk-in closet single door
Bay window
Ceiling fan

BEDROOM 2 FRONT EAST

3.35 m x 4.54 m
Beautiful nonfunctioning fireplace with tile surround and quarter sawn oak mantle, leaded glass cabinets
Ceiling fan
Walk-in closet

BEDROOM 3 REAR

3.32 m x 4.33 m
Single closet
New walk out to deck
Deck overlooking rear yard
Ceiling fan
Raised window
Wall sconce
Window

MAIN BATHROOM

2.44 m x 2.71 m
Window
Two large closets
Cork flooring
Updated
Separate water closet (toilet)

THIRD LEVEL

PRINCIPAL BEDROOM

Sitting Area
4.77 m x 3.46 m
Ceiling fixture
Leaded glass
Shed window bay
White oak hardwood flooring
Open stairs and landings
Antique ceiling mount fixture
Ductless air conditioning (1 of 2)

SLEEPING QUARTERS

3.49 m x 5.03 m
Double door entrance
Closet
Ceiling fan
Shed window bay
White oak hardwood flooring

WASHROOM

1.56 m x 3.47 m
Clawfoot tub with ring curtain shower
Medicine cabinet
Wall sconce
Low flow toilet
Cork flooring
Semi pedestal sink

LAUNDRY

2.22 m x 3.27 m
Recessed water bibs
Stainless steel sink
Upper cabinets
LED pot lights
Samsung front load washer, Miele dryer

WALK-IN CLOSET

Double door
Sloped ceiling
Wall mount shelving
Ceiling light

LOWER LEVEL

BASEMENT APARTMENT

Private side entrance
Replacement exterior door with 2/3 lens
Stairs down to foyer
(Possible to connect back to main level)
Cold storage (unfinished)
Laminate flooring throughout
LED puck lights throughout
200AMP
Replacement vinyl windows
Weil-McLain wall mount boiler
Indirect domestic hot water
Whirlpool commercial laundry
Linen closet

LIVING/DINING ROOM COMBINATION

3 m x 4.12 m
Double closet
Exit window
Ceiling height for majority of basement is 2.021 m
Ceiling height for it entrance foyer and western part of basement is 2.062 m

SECOND KITCHEN

2.65 m x 2.60 m
Dishwasher
Double sink with spray and soap dispenser
Two corner windows
New range and Hood
Midsize fridge
Upgraded cabinets
Wall mount open shelving

BATHROOM

2.02 m x 2.02 m
Pot lights
Recessed clawfoot tub
Medicine cabinet, storage
Classic wall tiles floor to ceiling
Tile floor
Window

BEDROOM

2.82 m x 3.65 m
Window
Double closet With light
Pot lights on dimmer

EXTERIOR

All Brick
Restored covered Front porch
Two tone painting
Tuck pointed
Under-porch storage
Mutual drive
Porch swing
Updated drains

GARAGE

Full 2 Car Garage
Newly Constructed
2 independent garage doors w lenses
2 remote garage door openers
Side man-door
Drywalled and insulated
Can be used as garden pavilion
Smooth concrete floor
Windows facing yard
Paving to western door
Easy to add more paving to East door