

PROPERTY OVERVIEW

3+1 BR | 1.5WR

Lot	41 x 127
Site Area	5,461 SF
Legal Desc	Pt Lot 14 Plan 81 Pts 1&2, 654 8670
Type	Two Storey
Built	1898
Style	All Brick Semi Detached
ARN	194801003006400
PIN	036080043
Taxes	\$3,437.06
Private Drive	
2 Car Parking	
Ravine Lot	

UPDATES

- 2019 Front porch
- 2009 Furnace
- 2015 Hot Water Tank
- 2005 Electrical Panel

PROPERTY FEATURES

CENTRAL FOYER

- 3.04 m x 4.61 m
- Ceiling height 2.789 m
- Main door with transom window
- Newer all-glass storm door
- Full-size window
- Walkout to front porch recently reconstructed
- Original door w perfectly preserved ceramic knob
- Quarter drawn, diagonally laid, oak flooring
- Original paneling, railing and newel
- Smoke detection
- Wide grand stair case with landing and decorative plastered display

LIVING ROOM

- 4.08 m x 4.03 m
- Replacement crowns
- Pot lights
- Original unpainted pocket doors to dining room
- Warm pine flooring
- Bay walled window

DINING ROOM

- 3.71 m x 5.18 m
- Quarter sawn oak flooring
- Chandelier
- Pocket doors to living room
- Original doors to foyer and rear mud room
- antechamber to powder room

MUD ROOM/LAUNDRY

- 2.29 m x 2.70 m
- 2.418 m ceiling height
- Laundry sink
- Washer and dryer as-is
- Electric heating
- GFI
- Walkout to side deck
- Exposed brick onto walls
- Updated windows

154 PROSPECT STREET

POWDER ROOM

- Tile floor
- Pedestal sink
- Glass block natural light
- Ceiling fixture
- Fan

KITCHEN

- 2.99 m x 4.55 m
- Replacement oak flooring
- Replacement window
- West facing view over ravine
- Tile countertop and pine kitchen cabinets
- Dishwasher as-is
- Tile backsplash
- Entrance to basement
- Wainscoting
- Ceiling fan
- KitchenAid gas range
- GE profile performance fridge
- Modest crown moldings

SECOND LEVEL

- Mezzanine
- 2.501m ceiling height
- Overlooks stairs and foyer
- Centre-hall configuration
- Oak bannister and original newel posts
- Linen closet
- Pot lights

STUDY (FOURTH BEDROOM)

- 2 m x 3.07 m
- Window and door to noncompliant balcony
- Pine floor
- Ceiling fixture

FRONT SOUTH BEDROOM (TWO)

- 4.06 m x 4.20 m
- Pine flooring
- Ceiling fan and light
- Bay wall with replacement windows
- High baseboards and original door

MIDDLE BEDROOM (THREE)

- 3.65 m x 3.65 m minus closet, plus entrance passage
- Walkout to noncompliant balcony
- Double closet
- Bay window
- Pine floors
- Ceiling light

MAIN WASHROOM

- Four piece
- 1.4 m x 2.58 m
- Vinyl flooring
- Pedestal sink
- Clawfoot tub w curtain surround
- Fan

REAR BEDROOM

- 3.61 m x 3.05 m
- Closet
- Replacement window
- Pine floors

BASEMENT

- Unfinished
- Various elevations
- Block and stone retaining walls
- Part crawl space
- Trane furnace
- Owned hot water tank
- Stone foundation
- Brick shared wall