

# 867 LOGAN AVENUE BUYER BOOK



## PROPERTY OVERVIEW

Semi-Detached

3 Bedrooms

2 Washrooms

Family Room (above grade)

2 Car Garage

Laneway

Finished basement

Lot: 20.17' x 139.00'

Taxes: \$5,788.51 2023

Roll: 190408432001800

PIN: 210620280

Desc: PT LT 10 PL 865 CITY EAST AS IN ER98008; CITY OF TORONTO

## PROPERTY UPDATES

### 2013

- Full rewiring
- New plumbing stack
- Gutted main floor / new kitchen / sistered all joists, levelled floors, flooring
- Kitchen appliances - fridge/stove/range hood
- Second floor windows
- Kitchen and south facing windows

### 2014

- Finished basement
- Basement bathroom
- New AC unit
- BBQ (included)

### 2015

- Upstairs bathroom renovation
- Front garden landscaping

### 2016

- Complete re-landscape of backyard incl. new fence

### 2017

- Back-flow valve installed
- Water line from city replaced

### 2018

- New peaked roofing shingles
- Drain from stack to property line replaced
- New washer/dryer
- New dishwasher

### 2019

- New flat roof
- Renovated and converted front porch w/ custom cabinetry & windows
- Back bedroom window replaced

### 2021

- New basement bathroom flooring
- New back door
- Repainted

## PROPERTY DESCRIPTION

### EXTERIOR

- Concrete path with curbing to Street
- Raised garden bed with mature garden.
- Open stairs and railing to front entrance.
- Tile floor vestibule
- Architectural for wood siding
- Brick columns
- Pot light
- Modern steel front door

### EXTERIOR REAR

- Patio stones
- Fenced
- Double car garage
- Extra deep

### INTERIOR

Converted front porch

4.69 m x 2.28 m

- Insulated.
- Pot lights
- Large opening to main floor.
- Hexagon ceramic tiles.
- Dual action privacy blind.
- Transom window over built-in cabinets, complete with charging station for small vacuum, drawers, hangers, shelves,

Front hall, opens to stairs, ceiling, light, smoke detector, Ruffin for wired doorbell.

1.38 m x 3.38 m<sup>2</sup>,

### DINING ROOM

3.24 m x 3.41 m

- 2.575 m ceiling height
- Large opening two front vestibule
- Ceiling chandelier
- Solid oak hardwood flooring throughout main floor with oak integrated registers
- Open to kitchen

### KITCHEN

3.84 m x 4.22 m

- Large island with breakfast bar undermount oversize single sink with commercial sprayer
- Stone counter
- GE stainless steel dishwasher
- Drawers and recycling cabinetry
- Soap dispenser
- Peninsula cabinetry facing living, space
- Integrated microwave
- Hand-washing/vegetable sink with sprayer and filtered water nozzle
- Large window facing east
- Subway tile
- Open shelving
- Stainless steel range hood
- LG gas range
- Pantry cabinetry surrounding double door LG stainless steel fridge
- Plenty of storage, drawers, and large corner Lazy Susan
- Faces open stairs to basement

### LIVING ROOM

4.22 m x 3.54 m

- Small side facing window.
- Open to kitchen.
- Walk out to family room
- Hardwood oak flooring
- Pot lights

### FAMILY ROOM/DEN

1.94 m x 3.32 m

- Large windows on every exterior wall
- Ceramic tile floor
- Vaulted ceiling
- Heat subsidized by space heater
- Walks out to rear yard
- New rear exit with large window

## SECOND LEVEL

- Original bannisters and refinished stair treads.
- Original red Oak strip flooring on landing
- Ceiling light fixtures
- Large linen closet

## PRIMARY BEDROOM

3.60 m x 4.79 m

- Ceiling fan
- Crown moldings
- Picture window, west facing city view
- Double closet

## MIDDLE BEDROOM

3.13 m x 4.17 m

- Ceiling fan
- Crown moldings
- Large awning window, east facing
- Large double closet with mirrored sliding doors

## FAMILY BATHROOM

- Three wall glass tile tub surround
- Radiant in floor heating
- Vessel sink on platform storage vanity
- Medicine cabinet
- Vanity lighting
- Ceiling light
- Ceiling fan
- 12 x 24 wood green ceramic tile floor.
- Elongated toilet
- Rain head and handheld shower-heads
- Inset shower cubbies
- Awning window with privacy glass

## REAR BEDROOM

2.45 m x 3.6 m

- crown moldings
- Ceiling fan
- Large east facing window

## FINISHED BASEMENT

Recreation rooms: Exercise/Media/Play

3.06 m x 11.48 m

- Ceiling height 1.919 m with bulkheads
- Pot lights
- Crown molding's
- Vinyl flooring
- Storage under stairs
- Double closet with sliding doors

## THREE PC BATHROOM

1.45 m x 2.64 m

- Laminate flooring
- Ceiling, fan
- LED lights
- Vanity, lighting
- Oversized vanity
- Corner shower
- Window with privacy glass,

## LAUNDRY ROOM

1.33 m x 1.75 m

- Large laundry sink
- Finished
- Window
- Stacked GE washer and dryer
- Floor drain
- Vinyl flooring
- Hanging rod

Storage Room

Utility Room