

# 139 HOGARTH AVE

## BUYER BOOK



## PROPERTY OVERVIEW

20.15' x 131.49'

2,658.68SF site area

PIN 210660167

ARN 190407517003200

2023 Taxes: \$7,162.45

Built 1919

Legal Description: LT 112 PL 15E TORONTO;  
CITY OF TORONTO

### Square Footage Per MPAC

Existing Structure: 1,595SF, above grade

First Floor: 801sf

Second Floor: 794sf

Basement: 731sf

1x 2 pc WR

1x 4 pc WR

3 Bedroom

Family Room

Partially Finished Basement

Laundry Room

Unfinished Storage

Parking: 2 car, off lane

Forced Air Gas

100 Amp Service

Rental Hot Water Tank: \$24.20/m

## PROPERTY DETAILS

Exterior

All brick

Interlock stone path

Refurbished covered porch

Access under porch storage

Rain barrel

Privacy screen

Brick, columns, and pillars all rebuilt

Electrical outlet, exterior side

Side hose bib

Side iron gate

Private side egress

Pressure treated rear deck with storage underneath

New fence along western property line

Cedar privacy hedging

No fence to neighbouring eastern lot

Double vehicle gates at rear to laneway

Interlocking brick

Original Oak Mission door with brass letter slot, cut out and bevelled glass.

Interior foyer with coat hangers, tile floor, open to front hall, light fixture, hardwood flooring,

## DINING

3.28 m x 3.46 m

- Chandelier
- Original non-functioning brick fireplace with decorative brass insert, brick laid tile hearth and oak mantle
- Original picture window with stained glass storm windows and working pulleys/weights
- Open to living room

## LIVING

4.16 m x 3.60 m

- Double windows facing west
- Hardwood flooring
- Ceiling light fixture
- Refurbished walls and ceiling
- Ecobee thermostat

## KITCHEN

4.49 m x 3.13 m

- Pantry under stairs
- Pot lights
- Gas range
- Stainless steel range hood
- Full-size fridge
- Terra-cotta tile flooring
- Stainless steel KitchenAid dishwasher
- Corner sink
- Quartz, backsplash, and countertops
- Eat-in area
- Open to family room/den

## FAMILY ROOM/DEN/MUD ROOM

3.02 m x 2.70 m

- Triptych casement windows facing west
- Newer skylight
- Walkout to rear deck
- Stairs to basement with triptych casement windows
- Tile floor

## POWDER ROOM

1.59 m x 1.79 m

- Pedestal sink
- Elongated toilet
- Ceiling light fixture
- Repurposed Stained glass windows

## SECOND LEVEL

- Hallway with light fixture, linen closet
- Large cabinet
- Updated skylight
- Hardwood floors

## FAMILY BATHROOM (5-PC)

2.76 m x 2.54 m

- Elongated toilet
- Triptych casement windows
- Oversize vanity with under-mount sink and quartz counter
- Vanity light, ceiling light, shower pot light and fan
- Glass corner shower with tile curb
- Handheld and rain shower-head
- Oversize soaker tub with tile surround overlooking back yard
- Tile floor

## PRIMARY BEDROOM

3.31 m x 4.50 m plus the bay window

- Strip hardwood oak flooring
- Ceiling light fixture
- High ceilings
- Box sash window
- Double closets with extra height

## SECOND BEDROOM

2.85 m x 3.39 m

- Ceiling light fixture
- Single closet
- West facing window
- Original strip hardwood flooring

## THIRD BEDROOM

2.88 m x 3.41 m

- Wardrobes included
- Double French doors
- White oak hardwood flooring
- Ceiling light fixture
- South facing window overlooking backyard

## BASEMENT

Recreation

4.22 m x 6.19 m

- Plus entrance alcove/storage
- Stair warning: low headroom
- 6'2" ceiling clearance
- Front loading laundry on tiled plinth
- Drywall ceiling and insulated dry walled eastern wall
- Floor drain
- Recessed lights
- Broadloom over concrete floor
- Window above grade

## UTILITY/WORKSHOP

4.55 m x 4.37 m

- Hot water tank (rental)
- Electrical service
- Updated furnace
- Humidifier
- Floor drain
- Window above grade
- Storage shelving
- Smoke detector
- Concrete floors



# 139 HOGARTH AVENUE

This 2-storey classic all-brick Riverdale home has retained much of its original character over its renovations and updates. Walls and halls provide some privacy to the living and dining areas, but an addition and expansion to the kitchen creates a social hub that meanders to the extra long back yard. Eat-in, pantry, quartz counters and backsplash, updated appliances and terracotta tile floor provide all a family needs in this large, bright kitchen. The versatile addition provides stairs to the basement, powder room and mudroom space, office space, or even room for a little TV area. Upstairs are three ample bedrooms and a lovely 5pc family washroom. Enjoy southern views as you soak in a deep relaxing tub. Skylights invite light into this fabulous space, more immerse the main hall and down the stairs. The basement is partially finished with an insulated/finished exterior wall and ceiling. It's clean and dry and a great space for a rec/music/storage space. There are lots of opportunities to expand, recreate this home, but you will find it has everything you and your family need to be happy in one of the best neighbourhoods in our fair city!

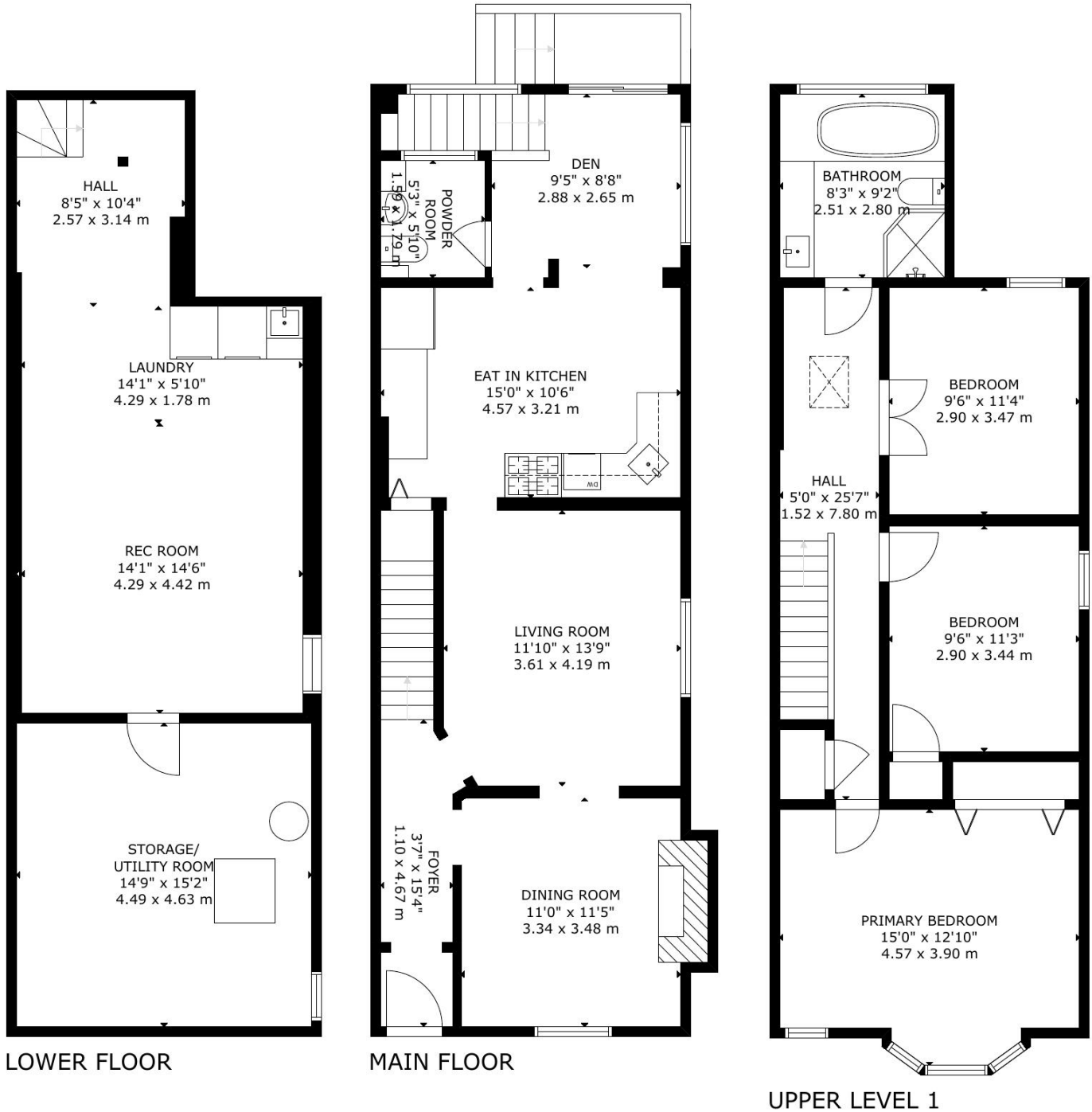
## THE COMMUNITY

It's the people that make North Riverdale a real community. Served by the best schools, parks, retail, food, transportation and surrounded by grand and diverse architecture. Riverdale is the destination for East End home buyers. The kids will thrive at Withrow for French Immersion, or Frankland PS with its fabulous pool. The east end takes urban living down a notch, still connected to the core but with more breathing room and less of the frenetic energy. That's why I choose to raise my family here.

Danforth is home to ever-improving world-class transit, bike lanes, Café Toronto, summer outdoor dining. Gerrard, bordering the south, has become a destination for unique dining, food, cheese! and fun retail start ups.

But 139 Hogarth is just seven houses from Withrow Park, The east end park, stretching over five blocks and providing outdoor activities for people of all ages. Withrow Park is Riverdale's oasis for sports, skating, fire pit sing-a-longs, basketball, playgrounds, baseball, events and culture and unleashed dogs!





GROSS INTERNAL AREA  
 LOWER FLOOR: 56 m<sup>2</sup>/605 sq ft, MAIN FLOOR: 66 m<sup>2</sup>/707 sq ft, UPPER LEVEL 1: 60 m<sup>2</sup>/645 sq ft  
 TOTAL: 182 m<sup>2</sup>/1,957 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY