

PROPERTY OVERVIEW

Detached
All Brick
3 storey
4/5 Bedrooms
2 Full Bathrooms
Family Room/5th BR Above Grade
Full Unfinished Basement
Year Built: 1913
Mutual drive
2 Car Detached Garage (Semi Detached with neighbour - Fire Party Wall)

Lot: 27 x 159
Taxes: \$4,231,71 (2023)
Roll: 190401332008100
PIN: 213660202
Zone: R(d0.6*737)
Survey: Available (1986)
Legal Desc: PT LT 4-6 BLK 7 PL 553 WEST TORONTO JUNCTION AS IN CA622284 S/T & T/W CA622284; CITY OF TORONTO

HISTORY OF UPDATES:

GARAGE

2024 Replaced Hot Water Tank
2012 Roof
Front Porch Railing and Deck
Windows Replaced
Custom Window coverings
2005 Garage/Studio, Total Reconstruction - Permit 05 145361B, closed
1983 First renovation

Include: Slide-m Bosch Gas Range, Hood, Bosch DW, LG 3-door fridge, all light fixtures, foyer hooks, All custom window coverings, hung mirrors in WRs, wall hung boiler, walk-in closet organizers and b/l dressers and shelving, washer and dryer, garage door openers and remotes.

Exclude: Buddha and birdbaths, basement shelving

Rentals: Hot Water Tank ~\$27+hst

ROOM BY ROOM DETAIL

- Fully landscaped front yard with composite stone retaining walls and flagstone steps
- Mature gardens front and back
- Covered porch with heritage, tapered, white columns, tuck-pointed brick, wood rails and roll up privacy screens
- Leaf guards on all eaves

Mutual Drive to 2 car garage/studio w parking for 4 vehicles.

- Designer concrete slabs, brick laid, for mutual Drive
- Raised basement windows
- Raised side entrance with storm door
- Wall mount air conditioning condensing unit

EXTERIOR REAR

- Storage under rear mudroom with access hatch
- Raised deck with privacy fence, walks into dining room and mudroom
- A/C
- Natural gas bbq bib
- Western exposure
- Enchanting garden with shrubs, a variety of mature trees and fieldstone paths
- Brick concrete slabs changes to asphalt Drive to garage

GARAGEMAHAL GROUND

- 2 Car Garage parking
- 4 Car total parking
- Two garage doors, semi-detached
- Fully reconstructed w permits in 2005
- Block construction, steel post and beam
- Tongue and groove façade concrete/all-brick sides
- Two garage door openers
- Gardening tool organizing
- Under-stair storage w fire door, electrical panel, receptacle, compressor rough-in
- Switched lighting
- Separate entrance to garage studio

GARAGEMAHAL SECOND LEVEL

STUDIO

4.52 m x 6.21 m

- Separate entrance
- Four skylights, two large east facing window overlooking garden
- Lofted studio with sloped ceilings
- Exposed block
- Drywall
- Plywood floor
- Lots of ceiling lighting
- Recessed storage areas
- Compressor rough-in
- Lots of receptacles
- Leaf guards on front eaves

CRAWLSPACE

2.93 m x 6.21 m

- Storm door to storage with lighting
- Pitched ceiling
- Roof service-hatch for eaves and shingle maintenance

INTERIOR GROUND LEVEL

Storm door

Updated steel entrance door with three-quarter privacy glass, factory paint and security

INTERIOR GROUND LEVEL

2.79 m x 3.61 m

- Tile floor and angle cut threshold to hickory flooring
- Raised chair rail and subtle two-tone walls
- Wall hooks
- South facing window
- Ribbon track lighting on Ceiling
- Space for a console
- Thermostat

LIVING ROOM

3.32 m x 4.63 m

- Hickory hardwood flooring throughout
- East facing picture window with awning transom, bidirectional window coverings
- Classic high baseboards and covered crown moldings.
- LED pot lights
- Double door entrance from foyer
- Open to dining

DINING ROOM

4.52 m x 2.81 m

- Crown moldings
- Hickory hardwood flooring throughout
- Patio door, walkout to deck, inlaid tile threshold, bidirectional window coverings
- Open to kitchen
- Breakfast bar

KITCHEN

3.07 m x 4.44 m

- Dining peninsula with rich-grain granite countertop and pass-through
- Pot lights
- Pantry with workstation, tile backsplash and receptacle
- Tile backsplash throughout
- Two-tone Kitchen Craft cabinetry
- Slide-in Bosch five-burner gas range, with stainless steel Slimline hood in front of all tile wall
- Large privacy awning window above ultra deep undermount sink
- Large three door LG fridge
- All stainless Bosch, integrated dishwasher
- Walk-out to rear mudroom through updated steel door with full lens/privacy glass

MUDROOM/SUNROOM

2.11 m x 2.66 m

- Vinyl flooring
- Original windows south and west facing
- Fully drywalled, insulated - requires auxiliary heating
- Walk-out to barbecue deck
- Ceiling light
- Shelving

SECOND LEVEL

- Full-size window and window coverings at first Landing
- Centrehall foyer/2nd landing with linen closet and open stairs to third floor
- Hickory replacement flooring throughout second floor

FAMILY BATHROOM

2.92 m x 1.76 m

- Renovated, all-glass surface mount sink on large vanity with six drawers and storage, granite counter, mirror and vanity lighting
- Pot lights
- Oversize brick laid tile that flows to three walls of tub enclosure with swinging glass partition, handheld and rain showerhead
- Contoured tub
- Dimmers and timers
- Ceiling fan

PRIMARY BEDROOM

4.33 m x 3.05 m

- Walk-in double door closet with Lighting, integrated shelving, rods and drawers
- Mirrored sliding doors
- Ceiling light fixture
- Large window overlooking garden, western exposure, bidirectional window covering and sheers

EN SUITE

2.96 m x 1.62 m

- Large window overlooking garden with window coverings
- Oversize corner shower with glass partition walls, granite curb, pot light, recessed cubby, rain showerhead
- Elongated toilet
- Vanity with integrated quartz top, backsplash, vanity lighting and mirror
- Towel racks and shelves
- Lights and fans on dimmers

BEDROOM 2

2.79 m x 3.02m

- Double sliding door closet
- Ceiling light fixture
- Window with bidirectional window coverings
- Integrated bookshelf

BEDROOM 3

2.73 m x 3.01 m

- Ceiling Light fixture
- East facing window with bidirectional window coverings
- Original upper window with storm glass
- Ultra-deep closet with storage over stairs

THIRD LEVEL

- Original glass window facing landing
- Updated flooring and stairs
- Mitsubishi ductless air-conditioning unit
- Ceiling light fixture
- Mezzanine landing

FOURTH BEDROOM

3.77 m x 3.64 m

- New broadloom
- Window overlooking garden
- Slope ceilings
- Ceiling light fixture
- Large closet/storage

FAMILY ROOM/5TH BEDROOM

3.78 m x 3.65 m

- Tryptic of windows overlooking street scape following arch
- Slope ceilings
- Large single closet with storage
- New broadloom ceiling light fixture

LOWER LEVEL

- Updated replacement steel door with 1/4 privacy glass walk out to driveway

UNFINISHED BASEMENT

6.03 m x 9.17 m

- Ceiling height 2.070 m two joists
- Brick columns and laminated centre beam, ceiling height under centre beam 1.830 m
- Painted brick foundation walls
- Some stud rough-in walls
- Rough-in pot lights
- 100 amp updated panel
- Updated copper water service
- GE washer and dryer
- Slop sink and laundry counter
- NTI wall mount boiler/furnace
- New Rental hot water tank
- Lots of receptacles and lighting
- Second Amana white fridge