

PROPERTY OVERVIEW

ARN	190603144003100	Garage	Yes
PIN	104090314	Year Built	1940
Legal Desc.	PT LT 175 PL 2037 TWP OF YORK AS IN CA708412 S/T & T/W CA595716; TORONTO , CITY OF TORONTO	Square footage	380 plus Addition at rear
Frontage	30.00 ft	Heating	Forced Air
Depth	103.50 ft	Air Conditioning	Y
Irregularities	Rectangle	Full Storeys	1
Structure	Single Family Residential	Bedrooms	2+1
Year Built	1940	Full Bathrooms	2
Zoning	RS(f10.5;a325;d0.75*312)	Parking	1 Garage, 1 Parallel Lane
Property Tax	\$4,205.90 Interim 2025		
Hot Water Tank Rental,	Enercare, \$39.45/m		

Total Floor Area (sqft) 2,205 Matterport
Total Floor Area (Above Grade sqft) 718 MPAC/
Matterport
First Floor Area (sqft) 718 MPAC/ Matterport
Basement Total Area (sqft) 709 MPAC/ Matterport
Basement Finished Area (sqft) 530 MPAC

IMPROVEMENTS

2010 Revovation
2019 Added washer dryer upstairs bedroom
2019 Added kitchen in basement (fridge, dishwasher and stove)
2019 Closed access from upstairs kitchen to the basement unit, creating two units
2022 New fridge upstairs

ROOM BY ROOM DETAILS

EXTERIOR

- Front Porch
- Private Drive
- Parking
- Garage, 1 Car size. Use Rear Entrance, property maintenance storage, private secure storage. Overhead door is fixed.
- Asphalt and paver seating areas
- Canopied area
- Gardens and lawns

UNIT ONE

MAIN LEVEL

- 2.493 m ceiling height throughout

DINING ROOM

2.32 M X 2.52 M

- Ceiling light fixture
- California shutters
- East facing window
- Hardwood floor

KITCHEN

2.76 M X 2.56 M

- Laminate flooring
- Ultra large stainless steel sink
- Tall maple uppers
- Maple cabinetry
- Tile backsplash
- Dishwasher
- Arched entrance

LIVING ROOM

3.30 M X 4.26 M

- Oak flooring
- Bay window to floor
- California shutters
- North facing feature window, wet
- Upper storage cabinet with recycled antique doors
- Linen closet
- Full-size storage closet

FAMILY BATH

1.63 M X 2.03 M

- Tile floor
- Classic tub with three walls, subway tile and cubby
- Window
- Medicine cabinet, mirrored
- Ceiling light fixture
- Vanity lights
- Low profile sink

SECOND BEDROOM

3.67 M X 2.40 M

- Hardwood flooring
- Shallow closet
- Ceiling light fixture
- Window overlooking backyard
- Small north facing window
- Oak flooring

PRIMARY BEDROOM

3.13 M X 3.29 M

- Laundry closet
- Recessed window bay
- Full depth closet
- Mirror doors
- Ceiling, fan and fixture
- Hardwood floors

LOWER UNIT

- Side private entrance
- Closet on landing
- Light fixture
- Tiles flooring throughout
- 1.938 m ceiling height give or take throughout

KITCHEN

3.50 M X 2.46 M

- Window
- Pot lights
- Slide in Frigidaire electric range with hood
- Dishwasher
- Quartz countertops
- Undermount double stainless steel sink
- Stainless GE fridge
- Pantry and microwave station

LIVING/DINING ROOM

3.69 M X 5.46 M

- Two windows
- Pot lights
- Tile floor

SEPARATE BEDROOM

2.91 M X 3.18 M

- Broadloom
- Closet
- Pot lights
- Electrical panel access

ENSUITE BATHROOM

1.73 M X ONE .99 M

- Medicine cabinet
- Tile floor
- Window
- Large step in shower
- Fan
- Light
- Separate shower light

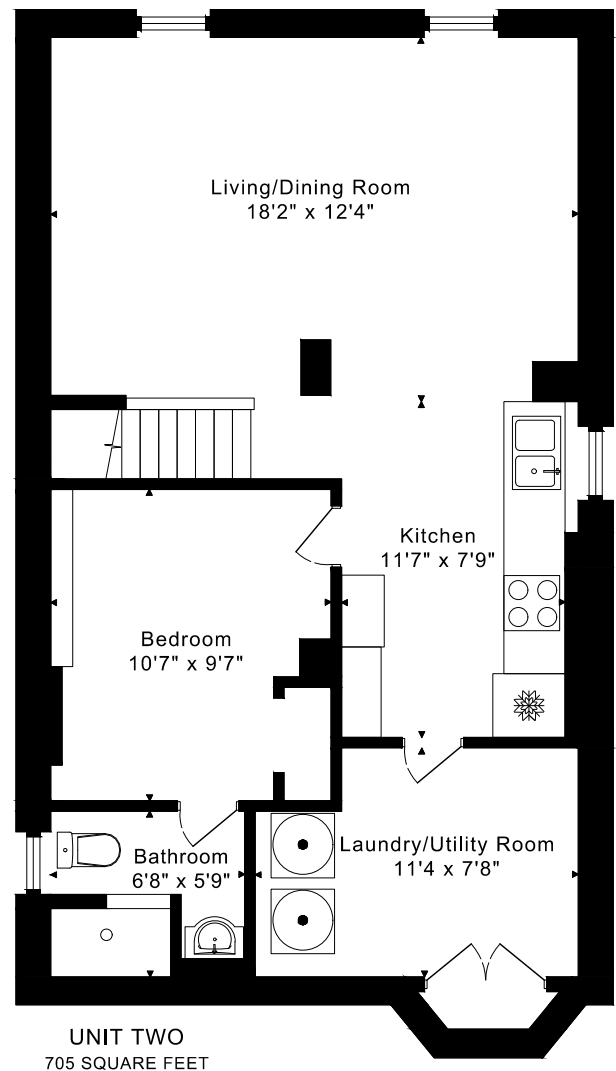
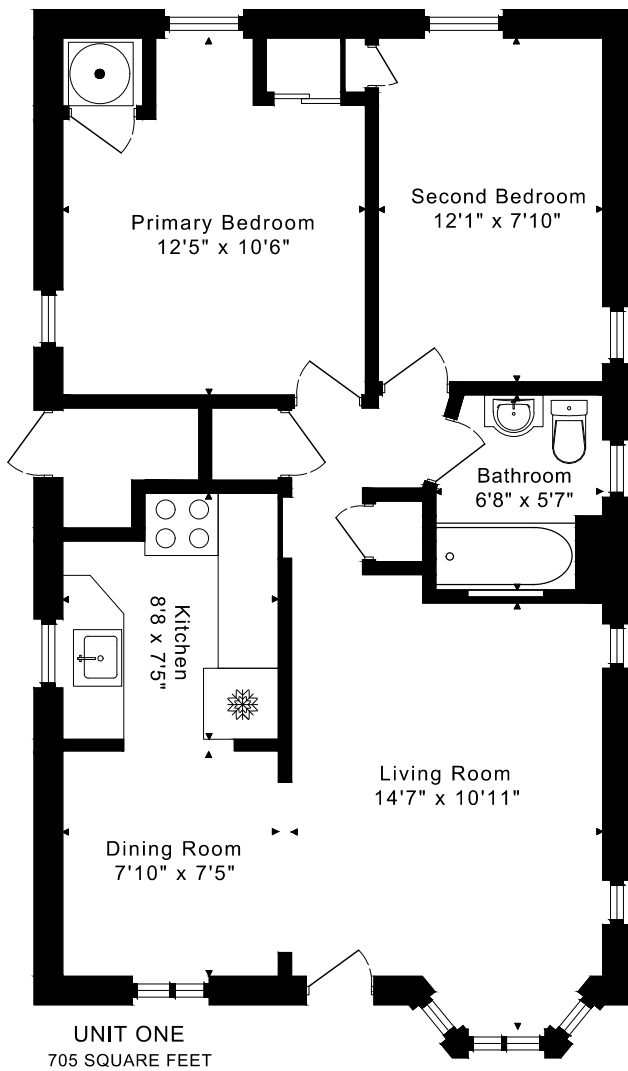
UTILITY/LAUNDRY

2.45 M X 3.45 M

- Top loading washer
- Classic dryer
- Furnace and tankless hot water heater
- Humidifier
- Partly finished



1030 GREENWOOD AVENUE
FLOORPLANS



705 sq ft + 705 sq ft
BELOW GRADE