

9 AGNES LANE, TORONTO, ON M4L 3Z3

ARN	190408129002750
PIN	213910087
Legal Desc.	PT LT 27 PL 214 TORONTO, PARTS 16,17 & 18 ON PLAN 64R16404. S/T CA687445; S/T AND T/W CA747904. CITY OF TORONTO
Frontage	15.75'
Depth	66.17'
Structure	Single Family Row/Town
Year Built	2001

Per MPAC:

Total Floor Area	(Above Grade) 1,463SF
Second Floor Area	469SF
Third Floor Area	491SF
On Grade 5	03sf
Garage Floor Area	190SF

Heating	Forced Air
Air Conditioning	Central
Hot Water Tank Rental	~\$37.72/months plus HST
Full Storeys	2 (above grade)
Bedrooms	2
Full Bathrooms	1
Half Bathrooms	1
Garage Built-In, w storage, panel, mechanical	
Parking 1 Spot/Garage	

RENOVATION HIGHLIGHTS

2016	Big update including Kitchen, bathrooms, floors, stairs, railings, glass
2017	Roof (with neighbours)
2021	Backyard Deck
2022	Kitec Water Pipe Replacement

ROOM BY ROOM DETAIL

MAIN LEVEL

Ceiling height 2.437 m

FOYER

1.76 m x 1.76 m

- Transom window
- Shoe rack
- Hardwood flooring
- Full curtain-glass stair wall

LIVING ROOM

3.05 m x 2.71 m

- Western exposure
- Picture window
- Integrated speakers
- Pot lights
- Hardwood flooring

DINING ROOM

2.81 m x 3.39 m

- Integrated speakers
- Pot lights
- Hardwood flooring
- Open concept

KITCHEN

4.16 m x 3.94 m

- East facing window
- Pot lights
- Integrated speakers
- Kitchen island/breakfast bar, stainless sink, dishwasher, slide-out garbage/recycling
- Quartz counters
- Bosch gas cooktop
- Stainless hood
- Built-in wall-oven, full-size
- Built-in microwave, full-size
- Samsung three door fridge with ice and water, as is, counter-depth
- Lazy-Susan corner cabinet
- Contrasting cabinetry

Closet

- For entrance coats or as a pantr

Powder Room

- East facing window, vanity, sink, elongated toilet, tile floor, fan

THIRD LEVEL

Ceiling 2.439 m

PRIMARY BEDROOM

5.24 m x 4.44 m

- Separate closets flanking walkout
- Double French doors to fully covered balcony overlooking courtyard; wrought iron railings and light sconces
- Updated hardware (throughout)
- Curtains
- King-size plus furnishings
- Ceiling fan and light
- Laminate flooring

FAMILY BATHROOM

2.43 m x 2.22 m

- Large soaker tub, three-wall tile surround, rain shower-head, handheld shower-head
- Tile floor
- Stacked full-size laundry
- Double sinks with storage
- Medicine cabinet
- Elongated toilet
- Mirror with lighting
- Heated floors

SECOND BEDROOM

3.31 m x 3.82 m

- Ceiling fan and light
- Laminate flooring
- Western exposure
- Premium dbl PAX units with sliding doors and integrated organizers

GROUND LEVEL

Ceiling height 2.395 m

RECREATION ROOM

4.44 m x 3.36 m

- Hardwood floor
- Door to garage
- Double French doors to backyard/courtyard

EXTERIOR REAR COURTYARD

4.5 m x 4.69 m

- Gas line for barbecue
- Wood decking
- Tall beach tree
- Private and enclosed
- Climbing vines

GARAGE

3.43 m x 5.82 m

- Concrete block walls
- Utility room with furnace, hot water tank and storage
- Electrical Panel
- Recessed room for fridge and storage
- Light
- Automatic garage door opener
- Concrete floors