

BUYER BOOK

108 MOBERLY AVE



MAIN HOME

PROPERTY SUMMARY: MAIN HOME

ARN	190409440005300
PIN	210280208
Lot Size	17.75 x 100.00
Legal Desc.	PT LT 247-249 PL 461E TORONTO AS IN CA542779; TORONTO , CITY OF TORONTO
Irregularities	130.03ft. x 60.06ft. x 32.34ft. x 41.99ft. x 96.95ft. x 18.5ft (site perimeter)
Site Area	1800F
Structure	Single Family Semi-Detached Residential
Year Built	1910
Zoning	R(dO.6*736)
Taxes	\$7,948 (2025) + 731.46 (Lane Home 2025)
Heating	Forced Air
Air Conditioning	Central
Laundry	Basement
Full Storeys	2
Partial Storeys	1/4 Storey (through hatch)
Bedrooms	3
Full Bathrooms	1
Half Bathrooms	1
Rentals	Hot Water Tank, \$29.99/m +HST

AREA IN SQUARE FEET

Total Floor Area	1,500-1,999 MPAC
Total Floor Area Above Grade	1,545 MPAC
First Floor Area	667 MPAC
Second Floor Area	675 MPAC
Third Floor Area	203 MPAC
Basement Total Area	735 MPAC
Basement Finished	600 MPAC

INCLUDED MAIN HOME

- Stainless Fridge, Gas Range and Hood, Stainless Dishwasher, Microwave.
- All electric light fixtures, ceiling fans, window coverings (including California Shutters - as-is)
- Washroom medicine cabinets
- Washer, Dryer, Laundry sink
- All speakers and analogue controller wiring and harnesses
- Closet organizers
- Secure storage shed and Canopy Shed
- GB&E, Air Conditioner, Fireplace

EXTERIOR

REAR

- Small barbecue porch, Storage underneath (Gas Bib)
- Large attached shed, 3.68 m x 2.32 m, power and water, built-in shelving
- Canopy storage structure (remove shelving for covered eating area)
- Maple tree (straddling lot line)
- Privacy fencing
- Concrete curb and landscaped seating area areas with stone and trim work
- Soft landscaping
- Poured concrete retaining wall

FRONT

- Concrete porch and stairs
- Covered front porch with railing
- Porch Lighting
- Wood screen door
- Fieldstone path
- Front garden

ROOM BY ROOM DETAILS FOR MAIN HOUSE

MAIN LEVEL

- Ceiling height, 2.656 m

FRONT ALCOVE

- 1.183 m x 1.15 m
- Hardware flooring
- Textured wallpaper
- 3/4 Lens front door with etched glass and brass knob

ENTRANCE FOYER

- 1.20 m x 3.44 m
- Chair rails
- Crown molding
- Light fixture
- Hardwood flooring
- Security system, monitoring extra

LIVING ROOM

- 3.70 m x 3.75 m
- Pot light
- Gas fireplace
- East facing picture window with California shutters (as-is)
- Chair rails
- Speaker rough-in
- Hardwood flooring

DINING ROOM

- 4.74 m x 3.62 m
- Chandelier with medallion
- Single pot light
- Picture window north facing with California shutters
- Chair rails
- Hardwood flooring
- Tall baseboards
- Crown moldings
- Open to basement stairs

KITCHEN

- 3.41 m x 4.61 m
- Eat-in
- Crown moldings
- Pot lights
- Built-in speakers
- Chandelier
- West facing picture window overlooking park
- Tile backsplash

- Microwave shelf and Microwave
- Appliance garage
- Stainless steel Amana fridge
- LG stainless dishwasher
- LG five burner gas range
- Range hood
- Crown molding
- Tile flooring
- Double stainless sink

REAR ENTRANCE

- Walk-in closet and storage
- Alarm panel, monitoring extra
- Crown moldings
- Ceiling, light fixture

POWDER ROOM

- All tile
- Storage vanity
- Medicine cabinet
- Wall sconces
- Recessed wall storage

SECOND LEVEL

LANDING/HALL

- Ceiling height 2.573 m
- Double closet in hallway/landing
- Wall sconces
- Skylight

FAMILY WASHROOM

- 2.36 m x 1.49 m
- All tile, ode to Greco-Roman baths
- Glass enclosed Jacuzzi (as is) tub with recessed shower cubby, removable handheld shower head
- Fan
- Multiple lighting sources
- Pedestal sink
- Built-in medicine cabinets and mirror vanity wall
- Mirrored front door

REAR BEDROOM

- 2.91 m x 3.36 m
- Hardwood flooring
- West facing window
- Walk through to sunroom
- Double closet
- High baseboard
- Textured plaster ceiling
- Wall sconces
- Opens to Sunroom

SUNROOM

- 2.33 m x 2.35 m irregular
- Vaulted ceiling
- Small track light
- Recessed shelf
- Individual wall heater
- Knockout blinds
- Three large windows
- Broadloom
- Opens to rear bedroom

MIDDLE BEDROOM

- 2.93 m x 3.44 m
- Hardwood flooring
- North facing window
- Large
- Ceiling fixture
- Smooth ceiling
- Original mission door and crystal knob

PRIMARY BEDROOM

- 3.3m x 4.67 m
- Bay window
- Ceiling light fixture
- Side window
- Walk-out bay to rooftop deck
- Rooftop deck, aluminum railings, and durable membrane
- Full size closet
- Textured plaster ceiling
- Heritage door, hardware and baseboards
- Hardwood flooring

LOWER LEVEL

- Ceiling height 2.013 m
- Basement landing 2.91 m x 1.48 m, irregular
- Wide stairs
- Vinyl flooring throughout

RECREATION ROOM

- 2.74 m x 3.90 m
- Vinyl flooring
- Pot lights
- Double door bifold entrance to Laundry

LAUNDRY ROOM

- 1.35 m x 2.21 m
- Pocket door
- Laundry sink
- Access to electrical panel
- Window
- Service access to utility room

UTILITY ROOM

- 2.77 m x 1.53 m
- Exposed concrete flooring
- Unfinished
- Lennox furnace
- Humidifier "as-is"
- Acoustic sound attenuation

DEN

- 3.35 m x 3.10 m
- Audio equipment patch panel
- Vinyl flooring
- Window
- Double French doors
- Walk-through to double mission doors to bedroom
- Slot walls

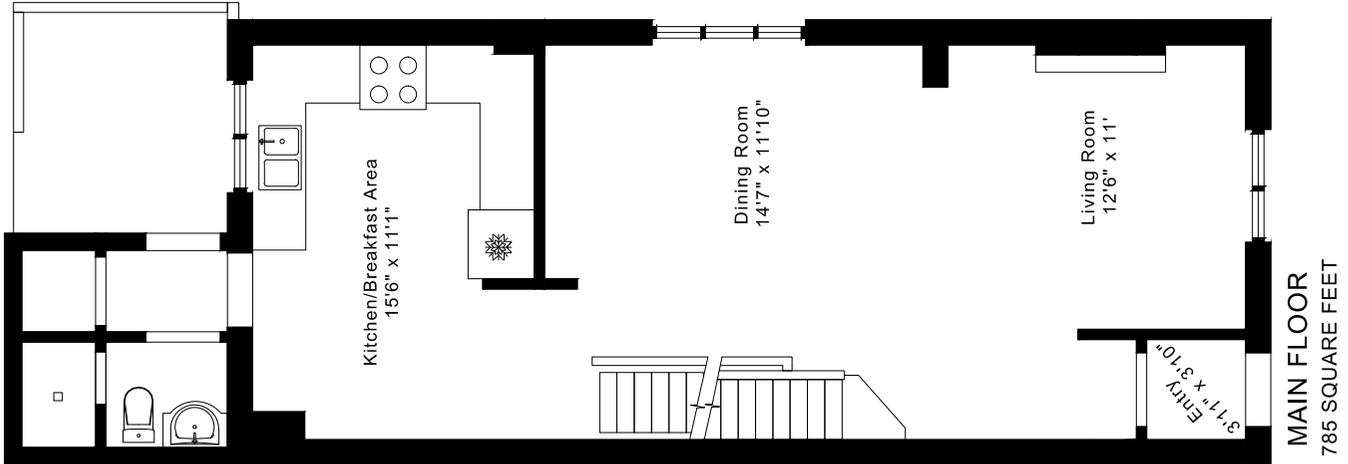
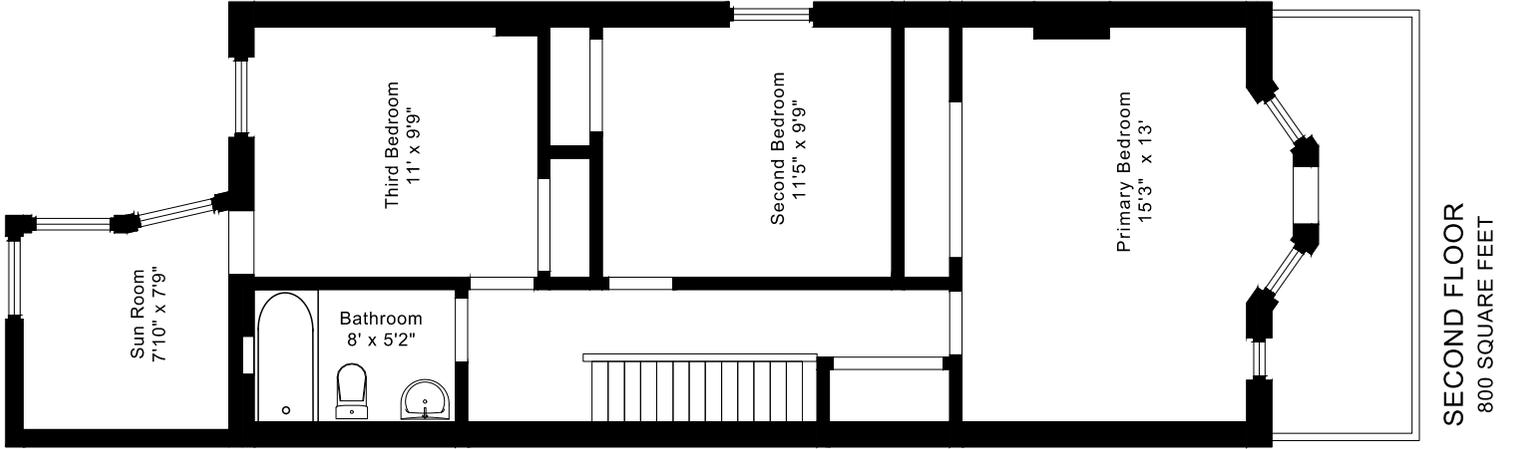
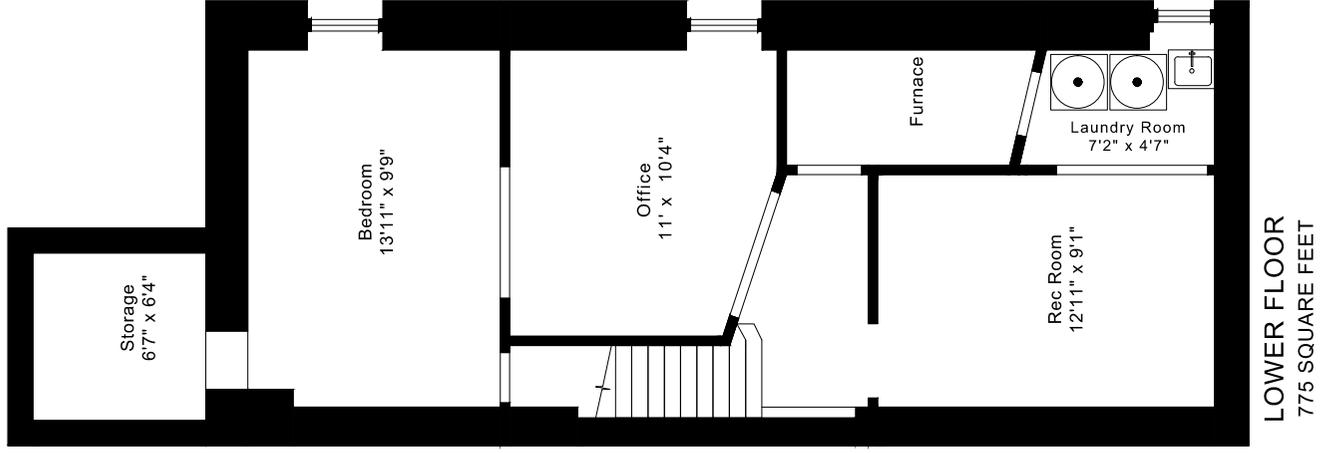
BEDROOM

- 2.98m x 4.19m
- Modern shiplap wall panels
- Pot lights
- Window
- Vinyl flooring
- Potential for walk-in closet or en suite

STORAGE ROOM

- 1.98 m x 1.92 m
- Could be walk-in closet for bedroom downstairs, storage
- Previously washroom
- Nicely finished concrete floors

FLOORPLANS



FLOORPLANS

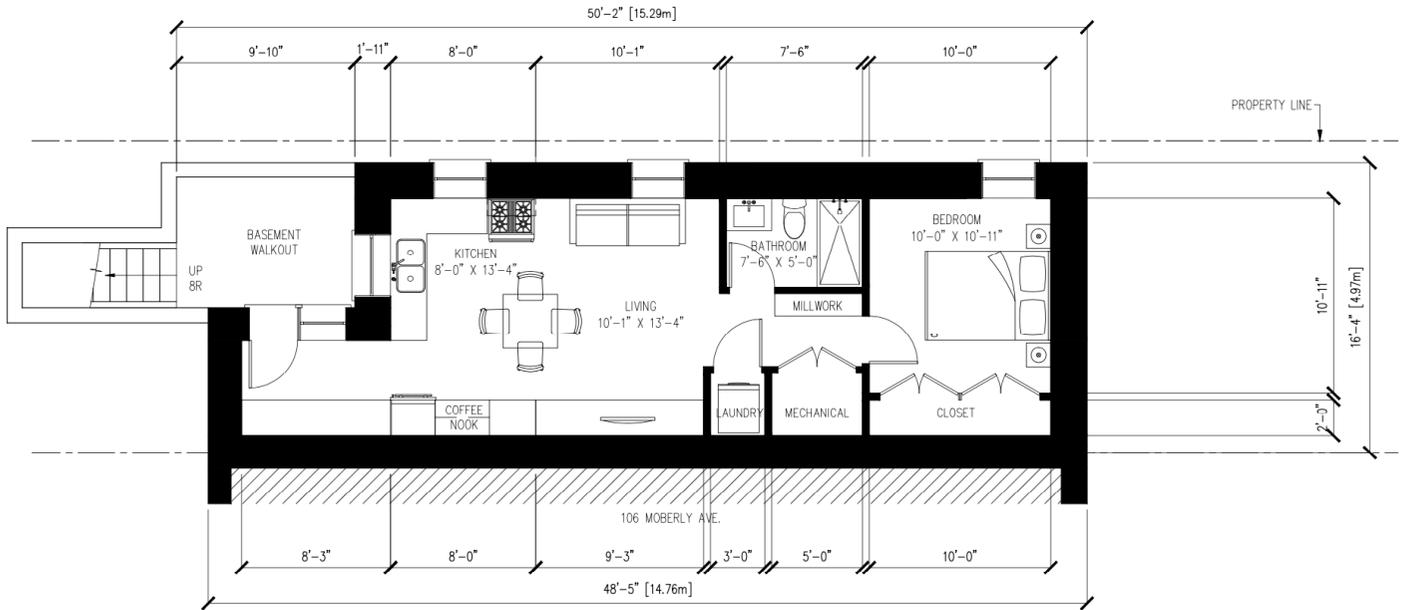
108 MOBERLY AVENUE ROOM MEASUREMENTS

Floor	Room	Imperial						Metric [m]		
		Length		Width		Height		Length	Width	Height
		Feet	Inches	Feet	Inches	Feet	Inches			
Second	Primary Bedroom	15	3	13	0	8	6	4,65	3,96	2,59
	Second Bedroom	11	5	9	9	8	6	3,48	2,97	2,59
	Third Bedroom	11	0	9	9	8	6	3,35	2,97	2,59
Second	Sun Room	7	10	7	9	8	6	2,39	2,36	2,59
	Bathroom	8	0	5	2	8	6	2,44	1,57	2,59
	Entry	3	11	3	10	8	10	1,19	1,17	2,69
Main	Living Room	12	6	11	0	8	10	3,81	3,35	2,69
	Dining Room	14	7	11	10	8	10	4,45	3,61	2,69
	Kitchen/Breakfast Area	15	6	11	1	8	8	4,72	3,38	2,64
Lower	Rec Room	12	11	9	1	6	8	3,94	2,77	2,03
	Office	11	0	10	4	6	8	3,35	3,15	2,03
	Bedroom	13	11	9	9	6	8	4,24	2,97	2,03
Lower	Laundry Room	7	2	4	7	6	8	2,18	1,40	2,03
	Storage	6	7	6	4	6	8	2,01	1,93	2,03

BASEMENT UNIT WITH SEPARATE ENTRANCE PROPOSED

In the Data Room find the PRELIMINARY DESIGN to make the main house into two units, one a basement ADU. The full document includes laundry and mechanical plans as well as providing separate, private rear entrance to the basement unit as seen below.

Basement Unit Floor Plan Option



LANEWAY HOME

PROPERTY SUMMARY: LANEWAY HOME

REAR ARN	190409440005200
Frontage	60.00 ft
Structure	Single Family Detached Residential
Year Built	2022
Depth	30.00 ft
Zoning	R(dO.6*736)
Taxes	\$731,46 (Lane Home 2025) + \$7,948 (Main Home 2025)
Heating	Forced Air Hydronic. Radiant In-Floor
Electricity	Separately metered
Air Conditioning	Central
Laundry	Second Floor
Full Storeys	2
Bedrooms	3
Full Bathrooms	2
Half Bathrooms	1

AREA IN SQUARE FEET

Total Floor Area	1,100-1,499 MPAC
Total Floor Area Above Grade	1,318 MPAC
First Floor Area	659 MPAC
Second Floor Area	659 MPAC
No Basement	

INCLUDED

Fridge with Ice Maker. Slide-in Electric Stove with Air Fryer, Microwave/Hood Combination, Dish-washer, Stacked Combination Washer Dryer in drain pan
All electric light fixtures, ceiling fans, window coverings
Power window coverings w controls
2 security camera front, 1 rear
Smart thermostat
HRV (Heat Recovery Ventilation System)
Keyless Entry
Smart Doorbell
Parking Area Roller door, opener and [2] remotes
Washroom Mirrors
Integrated Sheds (into east fence) for bins and storage (access to Main house yard)
Hydronic Furnace, AC
On-Demand tankless hot water

EXCLUSIONS

LWS, 2 TVs

EXTERIOR

EXTERIOR FRONT

- Natural stone entrance stairs
- Interlocking stone with contrast curbing
- Gravel 2 Car drive (getting asphalt quote)
- Power Roll up door with remotes
- Privacy fencing; double wall, keyless gates, integrated sheds and shortcut to main home rear yard
- Bin storage
- Covered rear yard egress and storage
- Smart doorbell
- Dual light wall sconce
- Custom modern door w vertical lens
- Engineered limestone panels/blocks
- Composite wood paneling (Newtech)
- Camera's [2]
- Luxyclad aluminum soffits
- Hardieboard fire resistant board & batten along property lines
- ACM metal panels around windows
- Velux skylights
- Bike storage

EXTERIOR REAR

- South West exposure
- Rear composite decking under overhang
- Gas connection for BBQ
- Two receptacles
- Sconce lighting
- Privacy fencing
- Wide green space
- Security camera
- Textured stone path to front under lit cantilever
- OPTsl (Other People's Trees) Summer Canopy
- French drain

INTERIOR THROUGHOUT

- Engineered Wide Plank Oak hardwood flooring
- High quality, quiet thermal pane windows
- Tall, designer, 3-panel, solid-core interior doors
- Warm, dimmable pot lights
- Modern, bold bevelled baseboards and casings
- Radiant in-floor heating throughout main level
- All interior partition walls and floors are soundproofed w Roxul Safe'n'Sound
- Security and health and safety systems
- Wifi boosters on each floor

ROOM BY ROOM DETAILS FOR LANEWAY HOME

MAIN LEVEL

- Ceiling Height
- 2.565 m

FOYER

- 2.14m x 2.99 m
- 8' High Dramatic Front Door
- Closet
- Radiant In-floor heat and thermostat
- Powder Room; (1.10 m x 1.61 m) neutral tile floors, vanity w storage
- Integrated shoe storage under landing
- Open to stairs and stairwell window
- Glass Railings
- Access to mechanical Room

KITCHEN

- 3.88 m x 3.26 m
- Quartz countertops, task lighting, fresh cabinets, storage pantry
- Island with breakfast bar, undercounter double sink, tall pull-out faucet and soap dispenser, storage and dishwasher plus receptacles
- 3-Door stainless steel fridge with lit display box above
- Slide-in LG electric range w glass cooktop and microwave hood extraction combination
- Walk-out patio door to covered BBQ area
- Pot lights and organic glass pendants

DINING ROOM

- 4.29 m by 3.89m
- Wide Floor to ceiling windows with power blind and awning lens
- Service panel to storage and utility area
- Pot lights
- Combined with Kitchen
- Open to Living Room
- Walks out to covered deck

LIVING ROOM

- 3.08 m x 3.02
- Floor to ceiling window with power blind
- TV mount and recessed power, and connections
- Service panel to storage and utility area
- Pot lights
- Open to Dining Room

SECOND LEVEL

- 2.441 m Ceiling Height
- Smoke and CO2 monitoring in all bedrooms

LANDING

- 2.09 m x 1.94 m
- Dramatic vertical window illuminates stair landing
- Full-size skylight and pot lights
- Double doors to Laundry with integrated Washer Dryer, fan, lighting, upper/lower cabinets plus countertop folding area and a drained, tiled pan area with beautified threshold

PRIMARY BEDROOM

- 4.18 m x 3.1 m
- Two large south facing windows drop to the ffloor, with large upper casement openers
- Power blinds
- Ceiling fan
- Walk-in closet (1.17 m x 2.08 m) with organizers
- Ensuite (3.15 m x 1.51 m); in-ffloor heating, double sink, tile ffloor, glass shower entry, quartz trimmed window, medicine cabinet, mirror, vanity lighting, storage, timed fan, handheld and rain shower head

FRONT BEDROOM

- 3.13 m x 2.88 m
- Large north facing window drops to the ffloor, with large upper casement openers
- Ceiling fan
- Double Closet

REAR BEDROOM

- 3.90 m x 3.08 m
- Ceiling fan
- Double closet w organizers
- TV mount and recessed power, and connections
- Oversize south facing window drops to the ffloor, with large upper casement openers
- Power blinds
- Recessed entrance

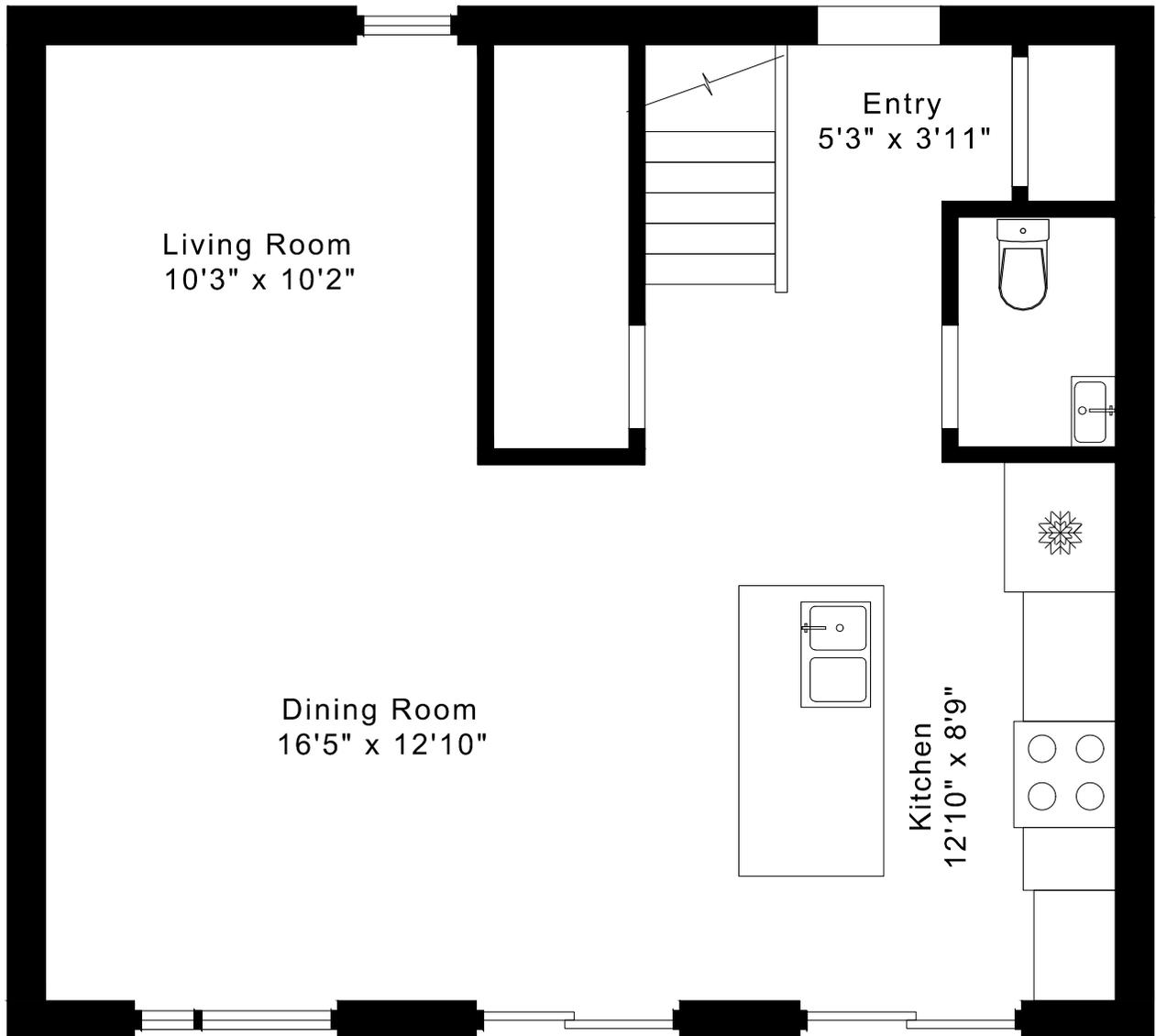
FAMILY WASHROOM

- 3.16 m x 1.51 m
- Large vanity with drawers and cabinet
- Wall hung linen cabinet
- Mirror below vanity lighting
- Full size bathtub with easy-glide glass doors
- Adjustable handheld shower head
- Elongated tub filler
- Recessed shower cubby
- Quiet fan on timer
- Pot lights
- Tile ffloor
- Skylight

FLOORPLANS

108 MOBERLY AVENUE UNIT 2
FLOOR PLANS

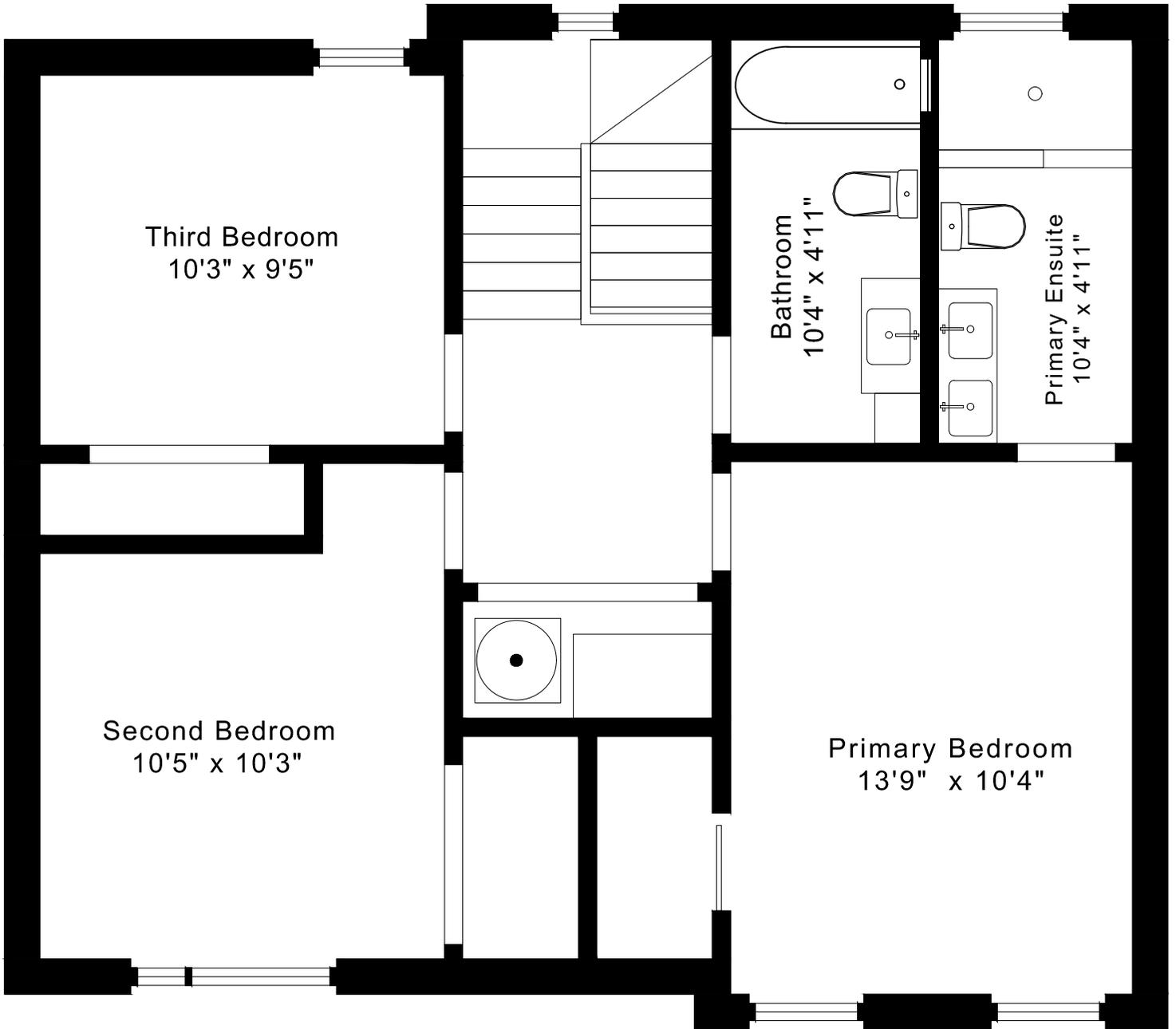
MAIN FLOOR 670 SQUARE FEET



FLOORPLANS

108 MOBERLY AVENUE UNIT 2
FLOOR PLANS

SECOND FLOOR 765 SQUARE FEET



FLOORPLANS

108 MOBERLY AVENUE UNIT 2 ROOM MEASUREMENTS

Floor	Room	Imperial						Metric [m]		
		Length		Width		Height		Length	Width	Height
		Feet	Inches	Feet	Inches	Feet	Inches			
Second	Primary Bedroom	13	9	10	4	8	1	4,19	3,15	2,46
	Primary Ensuite	10	4	4	11	8	1	3,15	1,50	2,46
	Second Bedroom	10	5	10	3	8	1	3,18	3,12	2,46
	Third Bedroom	10	3	9	5	8	1	3,12	2,87	2,46
	Bathroom	10	4	4	11	8	1	3,15	1,50	2,46
Main	Entry	5	3	3	11	8	7	1,60	1,19	2,62
	Living Room	10	3	10	2	8	7	3,12	3,10	2,62
	Dining Room	16	5	12	10	8	7	5,00	3,91	2,62
	Kitchen	12	10	8	9	8	7	3,91	2,67	2,62

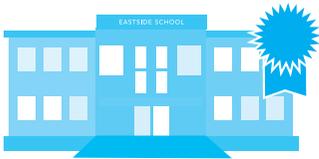
108 Moberly Avenue
 Toronto, ON
 HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub
<https://hoodq.com>



SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Gledhill Junior Public School

Designated Catchment School
 Grades PK to 5
 2 Gledhill Ave

Monarch Park Collegiate Institute

Designated Catchment School
 Grades 9 to 12
 1 Hanson St

ÉE La Mosaïque

Designated Catchment School
 Grades PK to 6
 80 Queensdale Ave

ÉS Michelle-O'Bonsawin

Designated Catchment School
 Grades 7 to 10
 24 Mountjoy Ave

Collège français secondaire

Designated Catchment School
 Grades 7 to 12
 100 Carlton St

Other Local Schools

Danforth Collegiate and Technical Institute

Grades 9 to 12
 800 Greenwood Ave

Kapapamahchakwew - Wandering Spirit School

Grades PK to 12
 16 Phin Ave

Broadlands Public School

Grades K to 5
 106 Broadlands Blvd

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



East Lynn Park
 1949 Danforth Ave
 1 min



Merrill Bridge Road Park
 1 East Lynn Ave
 4 mins



Oakcrest Parkette
 30 Oakcrest Ave



FACILITIES WITHIN A 20 MINUTE WALK

- 3 Playgrounds
- 3 Dog Parks
- 1 Rink
- 2 Splash Pads
- 1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 2 minute walk away.

Nearest Rail Transit Stop
 Woodbine Station
 2 mins



Nearest Street Level Transit Stop
 Danforth Ave At Woodmount Ave
 1 min



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 1.76km.

Toronto East Health Network - Michael Garron Hospital
 825 Coxwell Ave

Fire Station
 1313 Woodbine Ave

Police Station
 101 Coxwell Ave

FINANCE

Mortgages Simplified

Canada's Best Rates
 Get access the lowest rates from 40+ of the top lenders in Canada.

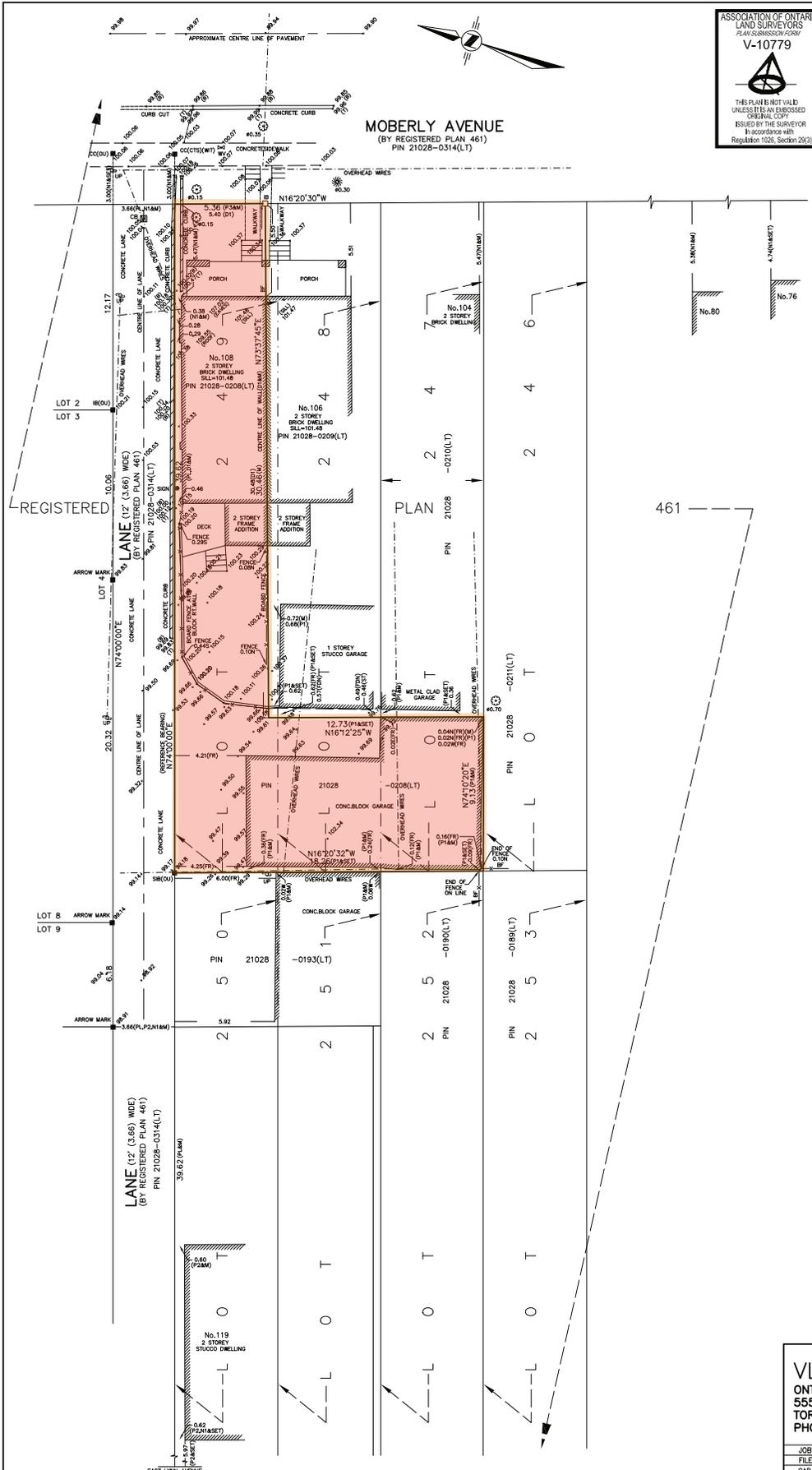


Get Pre-Approved

POWERED BY PERCH

[Disclosure](#)

PROPERTY SURVEY



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN REGISTRATION DIVISION
V-10779

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1028, Section 29(3)

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF
PART OF LOTS 247, 248 AND 249
REGISTERED PLAN 461
CITY OF TORONTO
SCALE 1:150

VLADIMIR DOSEN SURVEYING, O.L.S.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION
OF VLADIMIR DOSEN, O.L.S.

METRIC
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

- NOTES AND LEGEND**
- DENOTES SURVEY MONUMENT PLANTED
 - DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - RIB DENOTES ROUND IRON BAR
 - OU DENOTES ORIGIN UNKNOWN
 - M DENOTES MEASURED
 - WIT DENOTES WITNESS
 - PL DENOTES REGISTERED PLAN 461
 - P1 DENOTES PLAN BY RABISBAU & CZERNINSKI, O.L.S. DATED JANUARY 13, 1998
 - P2 DENOTES PLAN 63R-570
 - P3 DENOTES PLAN BY MCCONNELL, MAUGHAN, O.L.S. DATED 1992
 - N1 DENOTES NOTES BY CITY OF TORONTO SURVEY & MAPPING (INDEX E-461-91), DATED MAY 30, 1989
 - CTS DENOTES CITY OF TORONTO SURVEYS
 - CB DENOTES CATCH BASIN
 - SIGN DENOTES SIGN POLE
 - WV DENOTES WATER VALVE
 - UP DENOTES UTILITY POLE
 - (T) DENOTES TOP OF CURB
 - (B) DENOTES BOTTOM OF CURB
 - BF DENOTES BOARD FENCE
 - (FR) DENOTES TIES TO FRAME
 - (FN) DENOTES TIES TO FOUNDATION
 - (ST) DENOTES TIES TO STUCCO
 - N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST
 - 197.16 DENOTES SPORT ELEVATION
 - # DENOTES DIAMETER
 - DENOTES DECIDUOUS TREE
 - DENOTES CONIFEROUS TREE

ELEVATION NOTE:
ELEVATIONS ARE LOCAL

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE
DERIVED FROM THE SOUTHERLY LIMIT OF
LANE (12' (3.66) WIDE)
AS SHOWN ON REGISTERED PLAN 461
HAVING A BEARING OF N74°10'00"E

THIS REPORT WAS PREPARED FOR
PATRICK JOHN CUNLIAN AND RICHARD VANSTEENBURGH
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES.

PART 2) SURVEY REPORT
DESCRIPTION OF LAND: PIN 21028-0208(LT)
PART OF LOTS 247, 248 AND 249, REGISTERED PLAN 461
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED
BOUNDARY FEATURES:
LOCATION OF FENCES ARE AS SHOWN
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAWS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 15th DAY OF APRIL, 2021

DATE: MAY 3, 2021
VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

VLADIMIR DOSEN SURVEYING
ONTARIO LAND SURVEYORS
555 DAVISVILLE AVENUE
TORONTO, ONTARIO M4S 1J2
PHONE (416) 466-0440 EMAIL: vladdosen@rogers.com

JOB No: 21158 FIELD BY: FRANK
FILE: 15-009 DRAWN BY: NATHAN
CAD FILE: 108 & 108R MOBERLY AVENUE CHECKED BY: VD



THANK YOU