

89 BROOKLYN AVENUE BUYER BOOK




TREVOR BOND
Sales Representative

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BOSLEY
REAL ESTATE

	89 Brooklyn Ave Toronto Ontario M4M2X4 Toronto E01 South Riverdale Toronto 120-23-S SPIS: N Taxes: \$4,672.26 / 2019 DOM: 0		List: \$999,000 For: Sale
	Semi-Detached Front On: E 2 1/2 Storey Acres: < .50	Rms: 12 Bedrooms: 3 Washrooms: 2 1x5x2nd, 1x3xLower	
Lot: 12.5 x 120.42 Feet Irreg: Dir/Cross St: Queen Street East And Pape			

MLS#: E4562733	Contract Date: 9/03/2019	PIN#: 210570048
Possession Date: 10/18/2019		

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Lower Phys Hdcap-Eqp: N	Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 1.0 Drive Park Spcs: 0 Tot Prk Spcs: 1.0 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Hospital, Library, Park, Public Transit, Rec Centre	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N Oth Struct: Workshop
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.55	x 11.22	Picture Window	Hardwood Floor	Pot Lights
2	Dining	Main	11.28	x 12.46	Window	Hardwood Floor	Galley Kitchen
3	Kitchen	Main	15.94	x 9.38	Corian Counter	Backsplash	W/O To Deck
4	2nd Br	2nd	11.28	x 9.28	East View	Hardwood Floor	W/I Closet
5	3rd Br	2nd	10.14	x 9.28	Bay Window	Hardwood Floor	W/W Closet
6	Bathroom	2nd	12.37	x 8.33	Combined W/Laundry	Soaker	Tile Floor
7	Sitting	3rd	7.18	x 12.23	Combined W/Master	Double Closet	West View
8	Master	3rd	12.92	x 11.35	W/O To Sundeck	Ceiling Fan	Closet
9	Rec	Lower	15.09	x 10.73	Tile Floor	Pot Lights	Closet
10	Den	Lower	11.74	x 5.05	Tile Floor	Pot Lights	3 Pc Bath
11	Laundry	Lower	8.66	x 8.92	Tile Floor	Laundry Sink	Backsplash
12	Utility	Lower	11.02	x 10.73	Unfinished		

Client Remks: Fully Renovated With An Entertainer's Kitchen, Hardwood Floors Thru/Out. Bedrooms Boast Spacious Closets. 5 Pc Spa Bath, Soaker Tub, Heated Flrs & Towel Rack, Separate Shower & Laundry. Third Floor Retreat With Open Concept Master & Sitting Rm, Hardwood Flrs, Walk Out To Private Deck. U-Shaped Centre Stairwell With Glass Rails And Walls Provides Width To Living Spaces. Private Backyard For Entertaining Plus New One Car Garage And Workshop Space.

Extras: Whirlpool Washer/Dryer, Mini Fridge In Basement, Samsung Washer/Dryer 2nd Flr. S/S Gas Stove, Dishwasher, Fridge, Corian Counters, Marble Backsplash, 2016 Furnace And Ac, California Shutters, Hwt, Custom Wdw Coverings, Modern Elec Fixtures

Listing Contracted With: BOSLEY REAL ESTATE LTD., BROKERAGE Ph: 416-465-7527

OVERVIEW

Building Type: Semi-Detached
Lot Size: 12.5 x 120.42
Year Built: 1910
Walk Score: 92
Transit Score: 93
Bike Score: 89

Utility Bill appx \$42/m
Tax Year 2019 \$4,672.26

INCLUSIONS

- Washer/Dryer 2nd Floor Stacked
- Washer/Dryer Lower Level
- Mini Fridge
- Dishwasher
- Fridge
- Stove
- All HVAC Gas and Burner Equipment
- Electric Light Fixtures
- Window coverings
- Rec Room TV Mount
- Kitchen TV Mount
- Gas Burner & Equipment
- Air Conditioner
- Hot Water Tank

EXCLUSIONS

- None

Errors And Omissions Can Happen,
Please Confirm Any Critical Information.

UPGRADES TO 89 BROOKLYN AVE

All Upgrades Completed By Certified Professionals

2008

- Changed Electrical Panel To Breaker Box
- Installed Pot Lights In The 2ndfloor Hallway
- Complete Bathroom Renovation On The 2ndfloor And Installed 2ndfloor Laundry
- Installed New Subfloor, New Hardwood Floors, And Baseboards On The 3rdfloor
- Replaced All Light-Switches And Electrical Socket Covers To Decora Style Throughout The House

2009

- Installed Glass Banister On The 3rdfloor
- Installed New Subfloor, Baseboards And Casings (Doors And Windows) On The 2ndfloor
- Installed Custom-Made Glass Doors In The Bedrooms And Bathroom
- Installed Custom-Made Closet Doors And Hardware In The Bedroom
- Replaced Windows In The Living Room, Dining Room, And 2nd bedroom
- Installed Built-In Storage On The 3rdfloor
- Installed Shingles Along Side Dormer Wall On 3rdfloor

2010

- Replaced Lead Pipe Leading From City Of Toronto's Water Main Pipe (City Of Toronto Portion Also Upgraded)
- Professional Landscaping In Front And Back Gardens With Annual Garden Maintenance

2011

- Replaced Flat Roof On The 3rdfloor
- Replaced Section Of Roof Above The Sliding Doors On The 3rdfloor
- Built New Deck On The 3rdfloor Private Walk-Out
- Finished Basement With 3-Piece Bathroom And Laundry Room

2012

- Built Closet On The 3rdfloor
- Replaced Eaves Trough And Downspouts

2013

- Replaced Windows In The Bedrooms Including The 3rdfloor
- Replaced Drywall In The Back Bedroom And Repainted Wall

2014

- Painted Exterior Porches/Deck

2016

- New Furnace
- New AC Unit
- New Front Roof

2018

- Dividing Wall Between The Dining Room And Living Room Removed
- New Pot Lighting Added Throughout Main Floor
- New Landscaped Gardens To Front And Back With New Perennial Plants
- New Sink In Kitchen
- New Faucet In Kitchen
- New Corian Countertop Kitchen
- New Window Coverings
- New Engineered Hardwood Hickory Floors Installed Throughout The Main Floor And Second Floor. Wide Plank, Hand Scraped

2019

- New Custom Baseboard Trim In Kitchen, On The Stairs And Landing
- New Back Wooden Deck Off The Kitchen, New Stairs, Custom Railing Installed
- New Fireproof Wall Behind Barbeque Area In The Backyard
- New Cabinets and Cabinet Doors
- Interior And Exterior Painted
- Top Deck Sanded And Stained
- New Marble Back Splash In Kitchen

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FEATURES

EXTERIOR

- Low Maintenance Front Garden
- Slate Walk
- Large Painted Front Porch
- Garbage And Recycling Storage
- Rear Raised Covered Porch
- Privacy Firewall at BBQ
- Gas Barbeque Connection
- Decked Rear Yard
- Green Wall
- Low Maintenance Garden Beds
- Dining Pergola
- New Garage With Studio/Workshop

INTERIOR

Living Room

- Large Front Casement Windows With Transom
- Upgraded Baseboard And Trim
- Crown Mouldings
- LED Pot Lights
- Hand-scraped Engineered Wide-Plank Hickory Flooring

Dining Room

- Dining For Up To 10 People
- Crown Mouldings
- LED Pot Lights
- Modern Mirrored Globe Light Fixture And Medallion
- Hardwood Flooring
- Large Window With Privacy Blind
- Large Baseboards
- Space For Buffet

Kitchen

- LED Pot Lights
- Open Stainless Steel Shelving
- Gas Range With Stainless Steel Backsplash
- Stainless Steel Range Master Hood
- Butcher Block Prep Counter
- Recessed Microwave Cabinet
- Lower Open Display Shelving

- Wine Storage
- Tall Pantry Cabinetry
- Lowered Telephone Counter
- Double Sink Below Window
- Herringbone Marble Tile Backsplash
- Dishwasher
- Corian Natural Concrete Countertop
- Under-cabinet Task Lighting
- Hickory Flooring
- Picture Window
- French Door Walk Out To Porch

SECOND LEVEL

- New Hickory Stair Treads
- Glass Railings
- Stainless Handrails
- Glass Wall
- U-Shaped Stairs
- Modern Sputnik Chandelier
- Hallway Pot Lights
- Wide-Plank Hardwood Flooring
- Updated Baseboard

Family Bathroom

- Frosted Glass Entry Door
- Heated Floors
- Linen Storage Cabinet
- Laundry Closet With Stackable Samsung Washer Dryer
- Glass Shower Stall With Rain Head, Pot Light, Marble Tile, Inset Shelf
- Spa Soaker Tub
- Picture Window With Blind
- Halogen Pot Lights
- Towel Warmer
- Double Sink With Storage
- Vanity Mirror And Lights

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Rear Bedroom

- Engineered Hardwood Flooring
- East Facing Window With Blind
- Light Fixture With Ceiling Medallion
- Frosted Glass Entry Door
- Combined Den Or Nursery With Window, Ceiling Light
- Double Closet

Front Bedroom

- Frosted Glass Entry Door
- Wall-To-Wall Closet With Closet Organizers And High-Quality Barn Doors
- Wall-Hung Nightstands
- Felted Light Fixture With Ceiling Medallion
- Hand-Scraped Hickory Flooring
- Bay Window With Upholstered Seating And Storage

LEVEL THREE

- Glass And Stainless Steel Knee Wall
- Skylight
- New Ceiling Fan/Light
- Sitting Room With Window - See Designs For En Suite Conversion
- Double Closet
- Large Sleeping Area
- Storage Cubby
- 6 Foot Glass Slider Walkout To Private Rooftop Deck
- High Privacy Deck Walls

LOWER LEVEL

- Painted Stairs
- 6'3" Ceiling Clearance
- Tile Floor
- Halogen Pot Lights
- TV Wall Mount In Rec Room
- Wall-To-Wall Built-In Storage Cabinetry
- Den, Workspace Or Storage Area Under Bulkhead

Three-Piece Washroom

- Oversize Glass Shower Stall With Spotlight, Colourful Tile Wall And Marble Threshold
- Marble Flooring
- Marble Top To Under-Mount Sink and Vanity
- Pot Lights
- Fan

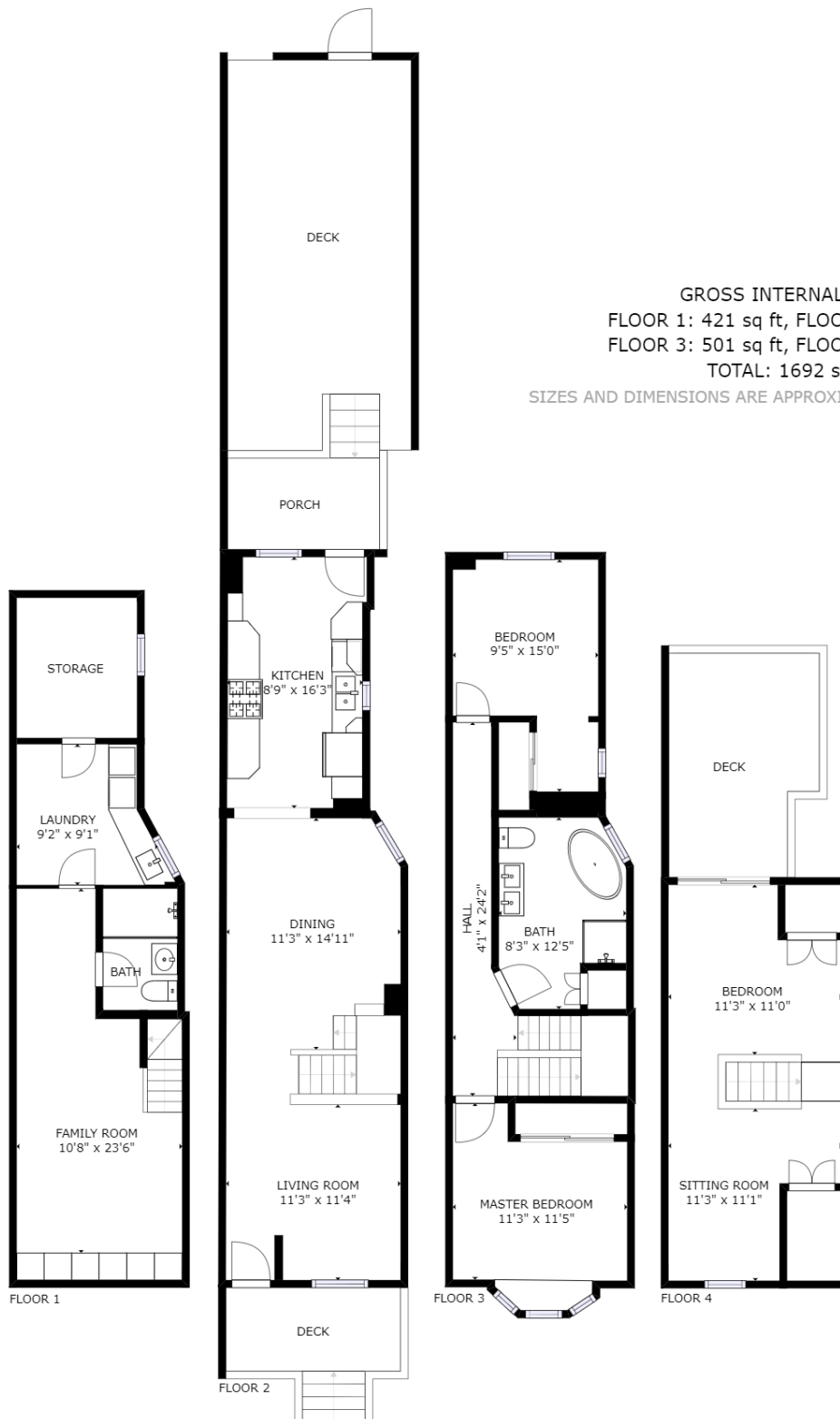
Laundry Room

- Room For Storage
- Pot Lights
- Large Folding Counter With Tile Backsplash
- Ceramic Laundry Tub
- Floor Drain
- Mini Fridge And Cabinetry
- Whirlpool Washer Dryer

Unfinished Utility And Storage Room

- Concrete Floor
- Window

89 BROOKLYN AVENUE



GROSS INTERNAL AREA
 FLOOR 1: 421 sq ft, FLOOR 2: 482 sq ft
 FLOOR 3: 501 sq ft, FLOOR 4: 288 sq ft
 TOTAL: 1692 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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