

# 20 STRATHCONA AVENUE

## PROPERTY OVERVIEW

Semi detached  
3 Storey  
4 Bedrooms  
3 Washrooms  
Fully Renovated  
Parking

Taxes: \$6,188.94/2020  
Roll: 1904084280053000000  
Lot: 17.25 x 97 FT  
Parking: Carport for 1 car off laneway,  
Integrated Storage  
Built: 1909

## RECENT UPDATES

2019	Shingled front roof replaced
2017/18	Soffits, eaves and downspouts
2019	Upstairs top front bedroom (w/ skylight) was renovated
2017	Termite remediation required against rear basement wall, treatment and warrantee in place
2017/18	Interior waterproofing, back flow valve and new sump pump
2017/18	Foam insulation, steel studs, new duct work in basement and to main floor
2016	Kitchen renovation
2016	New hardwood throughout main level
2005	Significant to the studs renovation

## PROPERTY FEATURES LIST

### Envelope & Exterior

- All brick
- Front porch
- Tiered gardens with pathways
- Decking replaced 2018
- Semi mature tree
- Storage under deck
- Concrete path
- Eavestroughs and extensions 2017
- Updated Gator Custom windows and doors, including basement 2017
- Sump pump, drainage, waterproofing, sprayfoam
- Gator Custom Windows 2017
- Front door 2018
- New fencing and gardening 2020

### Rear

- Cobblestone deck at grade
- Privacy fencing
- Garden and tree lighting
- Automated Irrigation system
- Carport with fully milled storage lockers
- Decking replaced/fixed 2018

## INTERIOR MAIN LEVEL

ceiling height 2.714 m

### Front Foyer

- Wi-Fi front door lock
- Exposed brick
- LED pot lights
- Front hall closet
- 12 in.<sup>2</sup> terra-cotta floor tile
- Frosted glass partition wall to kitchen
- Faceted wall design

### Kitchen (2016)

3.52 m x 4.95 m

- Engineered hardwood flooring
- Pot lights
- Pendant fixture over island
- Blue glass tile backsplash
- White quartz countertop
- Extra tall, matte white upper cabinetry with modern valance and recessed LED task lighting
- Pass-through to dining room
- Undermount stainless steel dbl corner sink
- Bosch dishwasher
- KitchenAid slide-in gas range

## 20 STRATHCONA AVENUE

- Exposed microwave shelf
- Bosch ultra-slim hood fan
- Fisher & Paykel fridge with tray storage and larger appliance storage cabinet above
- Contrasting island cabinets with white quartz countertop; breakfast bar for three; built-in wine fridge; power; small appliance storage and drawers
- Utility closet
- Picture window overlooks front deck with southern exposure
- Pull-Out pantry

### **Dining Room Combined w/**

3.55 m x 2.70 m

### **Living Room**

3.18 m x 3.87 m

- Hand-scraped engineered hardwood flooring
- Fixed-pane window to dining room in angular bay
- Crown moldings
- Drum chandelier over dining table
- Detailed baseboard
- Nest thermostat
- Exposed brick wall
- LED pot lights 2016
- Open stairs to basement, expose brick all the way down
- Updated double French door walk-out to back yard
- Double hung window to rear yard

## **SECOND FLOOR**

### **Hallway**

- Receptacle
- Hardwood flooring
- Pot lights
- Crown molding
- Exposed brick
- Facetted stairs open to third-floor
- Skylight with blind
- Linen closet
- Facetted light well from third floor along stairwell

### **Principal Bedroom**

4.50 m x 3.66 m

- Vaulted ceilings
- Exposed beams
- Ceiling fan
- Fixed thermal pane gable window and finished gable
- Floor to ceiling bay window with California shutters and crown moldings
- Oak hardwood flooring
- Double closet with built-in organizers
- Built-in wall unit w drawers, doors and cubbies
- Premium baseboard
- Exposed brick

### **Rear 2nd Bedroom**

3.09 m x 3.85 m

- Double French doors two rear bedroom
- Double closet
- Exposed brick
- Crown moldings
- Pot lighting
- California shutters and casement window
- Updated baseboards
- Solid oak hardwood flooring

### **Family Bathroom**

1.97 m x 2.92 m yes

- Crown moldings
- Pot lights
- Fan
- Mirror over large vanity with storage, under counter round porcelain sink
- Painted wood-panel wainscoting
- Glass block window with marble sill
- Soaker tub with marble subway tile surround 3-walls and ceiling
- Easy to clean, glass block window with marble surround in bathing area
- Rain shower-head and handheld
- Terra-cotta 12 in.<sup>2</sup> flooring

## THIRD FLOOR

2017 Ductless air conditioning  
Pot lights in hallway  
Linen closet

### Shared Washroom

- Three-piece washroom with glass tile on three walls
- Soaker tub with glass shower enclosure, handheld shower-head, light
- Fan
- Dark gray 12 in.<sup>2</sup> floor tile
- Vanity with marble top and recessed porcelain oval sink
- Toto toilet
- Skylight
- Supplemental baseboard heating

### Front 3rd Bedroom

3.76 m x 3.20 m

- 7" bevelled baseboard
- Pot lights
- Transom window to lightwell
- Small hatch skylight with integrated blind (2019)
- Tiered performance stage, perfect for young thespians
- Vaulted ceiling
- Storage nook

### Rear 4th Bedroom

3.31 m x 2.58 m  
2.442 m ceiling height

- Wall-to-wall dbl closet
- Hardwood flooring
- Pot lights
- Roller blind
- Picture window overlooking rear yard
- Supplemental gas baseboard heating (refurbished 2018)
- Renovated to studs, insulated 2019

## LOWER LEVEL

Ceiling height 2.079 m

### Recreation Room

4.18 m x 4.69 m

- Berber carpeting on stairs and floor in rec room over subfloor
- Fun recessed fat Albert bulbs plus LED pot lights 2016
- South wall is a built-in wall unit containing updated panel 2016
- Window

### Three-piece washroom

- Pedestal sink
- Wall-to-wall mirror
- Fan
- Toilet 2018
- Pot lights
- Corner shower stall
- Royal blue ceramic floor tile
- Pocket door

### Utility/Laundry Room

3.89 m x 3.52 m

- Stacked washer and dryer by Miele
- Laundry sink
- Cement floor and unfinished walls
- Spray foam and waterproofing
- Sump pump, floor drain, back flow 2017
- Carrier furnace (2018 new circuit board and conductor pump)
- Humidifier (2016)
- Rental gas hot water tank (2016)