

PROPERTY OVERVIEW

Type: Detached Freehold

Lot size: 25' x 100.29'

PIN 104280898

ARN 190602115006000

Legal Description: PT LT 254 PL 1770 TWP

OF YORK AS IN CA423970,

S/T & T/W CA423970;

TORONTO (E YORK) , CITY OF TORONTO

Taxes: \$4,177.29 2024

Western Exposure in backyard

Year Built: 1922

Year Renovated: 1990

Heating: Hot water radiant rads

877SF Above Grade

651SF Below Grade

Side Entrance

CURRENT BUILT FORM

- As-is, with most services disconnected
- Fixtures and appliances removed. No warranties or inclusions
- Original bannister and railings, casing and baseboard
- Upgraded romex wiring and service panel, 100amp
- Interior demising walls remain as
- 2 BR
- 2WR, 1 4pc upr; 3pc lwr
- Kitchen
- Living Room
- Rads, Slantfin boiler
- Large deck over extended block basement

NEW CONSTRUCTION/RENOVATION

- Topographical Survey - April 2, 2024, pdf and dwg
- Survey 1996
- Grading Plan Set 6, 2024
- Undertaking and Release Tree Destruction, Aug 27, 2024
- Street and Area Engineering Services Drawings
- Prior Energy Audit complete, development qualifies for HELP loan from the City of Toronto
- Site well maintained, neighbours are happy, pest control in place as a preventative measure.

Quote from architects to review and alter existing approved plans and remove Passive Home Components. Including update the assemblies and any specifications to code-level which may require mechanical system design updates and associated BCIN review. A more conventional approach and higher BTU heat source to account for the lower overall energy efficiency of the building. See PDF: PDS Stock Plan Change Order

NEW CONSTRUCTION PASSIVE HOME

- All engineering, architectural, HVAC drawings/documents required for City Permit Application
- Construction Documents dated August
- 5 hard copies of builder plans (18"x24")
- HVAC Engineering Drawings
- High-efficiency home design - created to save energy costs by 80-90%
- Two Units - primary residence on upper floors and a separate legal basement suite with separate air exchange, heating and electricity.
- Prior Energy Audit complete, development qualifies for HELP loan from the City of Toronto
- Front 'home office' includes a separate bathroom, easily converts to quiet family room
- Many design features have been very well conceived, i.e. a service chase to add in any electrical wiring, closed IT networks, etc. to all three levels
- Double-wall construction to reduce energy consumption by up to 80-90%
- Simple rectangular shape allows for quick construction and no complications with thermal bridges, joints, air leakage, etc. This also drives the build costs down.
- Cathedral ceiling in master bedroom
- Generous ceiling heights: basement 8 ft, main floor ceiling 9ft, upper floor 8ft
- Propane Fireplace rough-in
- Slope and shape of the roof allow for future solar panel installations (poss City grants)
- All zoning requirements met to allow for maximum build area on the lot
- Compliance with city zoning by-laws to be free of Committee of Adjustments and construction delays

TECHNICAL

- Gas service shut off request (NPL - contact Mark Edwards)
- Old hot water tank removed - Enbridge/Enercare settled and disconnected

AREA

- Proximity to great schools
- Walking distance to TTC Woodbine and Main Stations and GO at Main Station
- 5 minutes to Lumsden Bus and the DVP
- Great, family-friendly street and neighbourhood
- Danforth Mosaic
- Taylor Creek
- Stan Wadlow Park