

## PROPERTY SUMMARY

Type: Detached Freehold

Style: Raised Bungalow with vaulted ceilings

Lot size: 25' x 130'

PIN 075970083

ARN 191905370001100

Legal Description: PT LT 9, PL 1571 , AS IN TB320651;  
ETOBICOKE , CITY OF TORONTO

Taxes: \$3,669.44 2024

Year Built: 1935

Year Renovated: 2022

Western Frontage

Heating: Forced air, gas

938SF Above Grade

938SF Below Grade

Side Entrance

2 bedrooms on main floor

2 full bathrooms

2 bedrooms on lower floor

Legally compliant basement apt as at 2022; Egress window, separate electrical, fireproofing, separate locks, shared laundry, etc.

## RENOVATIONS/IMPROVEMENTS

- 2010 Main roof
- 2010 Main floor (back half of house)
- 2014 Finished basement, replaced major services, replaced windows and doors, deck.
- 2014 Upgraded 5/8ths copper supply
- 2014 Replaced interior drains and to city
- 2017 Shed, 9' x 12'
- 2023 Rental Hot Water Tank \$23.97/m
- 2024 Furnace Natural Gas, 2-stage Napoleon
- 2021 Kitchen/living room vaulted ceiling, full custom kitchen, and new hardwood floor throughout main floor (hickory). Closed Permit 21136691BLD00SR

## ELECTRICAL

- 2x 100 Amp Panels (service TBC)
- 100% copper wiring
- Sub-panels in basement apartment and in shed
- Last electrical update: 2 years ago during kitchen/living room reno

## INSULATION

- Spray foam walls, basement ceiling
- Roxul insulation in interior walls for soundproofing
- 2" x 8" sistered Great Room rafters to maximize spray foam insulation (code calls for 2" x 6")
- 6.4" of BASF XL Wallite <https://walltite.basf.ca/home/residential/walltite101>

## LANDSCAPE

- 2023 Fully landscaped with custom block walkway, poured parking pad, back deck, matching fence, and gate, custom shed to match house.

## EXPENSE SUMMARY

- Hydro = \$1,300 yr
- Gas = \$1,500 yr (including water heater rental)
- Water = \$570 yr
- Garbage Collection = \$390 yr
- House Insurance (no claims) = \$1,600 yr

## PROPERTY DETAILS

### EXTERIOR

- Front
- Concrete drive for two cars tandem with 5 foot expansion joints
- Quaint fence with wonderful plantings
- Oversize brick laid stone path from sidewalk to rear yard
- Concrete stairs with modern matt black railings
- Crisp white aluminum awning over mission style front door
- Good sod and gardens
- Painted vinyl siding
- Modest curb appeal, hiding the glory within
- Raised windows alongside
- Fresh parging
- Side entrance with aluminum awning
- Southern neighbourly fence and modern gate to rear
- Garden and river stones book end concrete path. Lit by wired path, Lighting

### REAR

- Exit from bedroom currently has Juliet balcony ready for stairs
- Frost-free hose bib, and Electrical within storage under Juliet balcony
- Massive cedar deck with diagonal boarding and rails, 19' x 16'
- Returns around north side of house
- Roughly 12 x 10' finished shed with hardy board siding, vintage soffits, shingles, beautiful door, power, concrete slab, windows
- Exterior lighting controls
- Sod backyard with low-maintenance minimal gardens
- Northern side demonstrates the good condition of block work, older a/c, waterproofing of original structure
- Frost-free Hose bib north side front house

## INTERIOR

### MAIN

#### ENCLOSED FOYER

1.64 m x 1.64 m

- Slate floor tile
- Full-size double closet with organizers and pretty butterfly knobs
- Storage
- Pendant lighting
- 8 foot high solid wood French doors with brass knobs

#### LIVING ROOM

4.36 m x 5.45 m

- Integrated millwork and storage bench surrounding picture window
- Caesar Stone low-profile countertops on millwork
- California shutters
- Soaring vaulted ceilings to 3.826 m or 12'7"
- Oak beams
- Two Maverick II 52-inch Integrated LED Ceiling Fans
- Open natural wood shelving
- TV and audio storage
- Engineered wide plank hickory flooring
- Integrated registers
- Pot lights
- Recessed wall cabinet with integrated shelving and storage
- Beveled poplar baseboards
- Lofted library with railing
- Finished storage area within Loft

#### DOGS BEDROOM

1.69 m x .98 m

- Raised bed, pot light
- Or wine storage
- Or step-in bar
- Or a kids reading/play nook
- Or more storage

## DINING ROOM

- Combined with living
- Expandable
- Access to peninsula storage and counters

## KITCHEN

3.01 m x 4.05 m

- Pantry storage, including broom closet, pullout shelves and upper tray rack
- Two windows with privacy glass and window coverings
- Water filtration system for safe drinking water
- Double stainless recessed sink
- Brass faucet
- Pendant light above sink
- Display shelving
- Vaulted ceiling and fan
- Brass cabinet handles
- Two-tone cabinetry
- Blind corner pull outs (x2)
- Caesar Stone counters
- Herringbone, Italian tile backsplash
- Task lighting under cabinets
- European switches and receptacles
- Stainless steel microwave (microwave-drawer-ready)
- Jenn-Air slide-in induction range
- Pull-out low profile range hood
- Tall Bosch refrigerator
- Miele dishwasher with cabinet face
- Wall-to-wall upper upper storage cabinets
- Breakfast bar with pendant lighting
- Water filtration system for drinking water

## REAR HALLWAY

- Window with California shutters
- Crown moldings
- Pot lights
- Thermostat line smoke detector
- Hand-painted natural illustrated mural

## PRIMARY BEDROOM

- 3 m x 3.52 m
- Engineered hickory flooring with integrated registers
- Window with Roman blind
- Headboard, using wood from original construction
- Surround closet cabinetry
- Crown moldings
- LED ceiling light fixture on dimmer (switched temp)
- Five panel solid doors

## FAMILY BATHROOM

3 m x 2.12 m

- Elongated floor tile
- Wainscot tile walls
- Double sinks with double mirrors/medicine cabinets
- Extra wide, four drawer, storage vanity
- Attic access hatch
- Wall sconces
- Extra deep soaker tub with handheld and rain-shower heads
- Hinged glass panel and three wall tiles around tub
- Laundry trolley storage with deep linen storage/pull out shelves, above

## REAR BEDROOM

4.03 m x 2.41 m

- Hickory flooring
- Kid's ceiling mural
- Crown moldings
- Picture window east facing
- Closet with bifold door
- Over looks backyard
- Walk-out currently Juliet balcony. Easy to convert back.
- LED ceiling light fixture on dimmer (switched temp)

## LOWER LEVEL

- Separate side entrance at grade with landing

## BASEMENT FOYER/LAUNDRY ROOM

5.44 x 2.24 m

- Two raised windows
- Smoke detector
- Retractable wall mounted drying racks (x2)
- Stacked Miele HE washer and dryer T1 Excellence, W1 Excellence
- Double stainless steel sink
- Storage vanity
- Oversize ceramic tile
- Storage under stairs including
- Pull out mobile workshop

## OFFICE/DEN

2.84 m x 3.24 m

- Two raised windows
- Laminate flooring
- Access to panel
- Pot lights
- Access to Mechanical Room

## MECHANICAL ROOM

2.05 m x 3.02 m

- Tile floor
- Continental furnace
- Gas hot water tank, rental
- Humidifier
- Exposed block wall construction
- Ceiling light
- Storage shelving
- Storage space (clean and dry)

## LOWER LEVEL APARTMENT

### RECREATION ROOM/DINING ROOM COMBINATION

3.57 m x 4.61 m

- Two raised windows
- Custom drapery
- Laminate flooring
- Five panel solid wood door
- 2.126 m ceiling height (7')
- Pot lights
- Dining area
- Beveled baseboards

## KITCHEN

1.92 m x 2.72 m

- Tile backsplash
- Large raised window
- Recessed track lights
- Pot lights
- 1 1/3 stainless steel sink with tall faucet
- Upper and lower cabinetry
- GE electric stove
- Fridge (wine/beverage)
- Wall-mounted dish shelf

## WASHROOM

1.53 m x 2.52 m

- Walk-in shower, stall with cubby, handheld shower head and light
- Vanity with curved ceramic sink
- Mirror and wall sconces
- Elongated Toto toilet
- Shelving
- Window
- Tile floor
- Ceiling fan

## REAR BEDROOM

3.29 m x 3.58 m

- Closet
- Laminate flooring
- Two windows, S/E exposures
- Ceiling light fixture