

PROPERTY SUMMARY

LEGAL DESCRIPTION

LT 2 PL D1349 TORONTO; CITY OF TORONTO

PIN	213110446
ARN	190403114006900
2025 Property Tax	\$6,151,49
Style	Row/Town
Frontage (ft)	15.00
Depth (ft)	77.58
Year Built	1912
Above Grade sqft	1,510
Total Floor Area	2,104
First Floor Area (sqft)	543
Second Floor Area (sqft)	485
Third Floor Area (sqft)	482
Basement Total Area (sqft)	594
Basement Finished Area (sqft)	445
Heating	Forced Air

SERVICES REQUIREMENTS

Air Conditioning	Y
Full Storeys	3
Bedrooms	4
Full Bathrooms	2
Half Bathrooms	2
Renovation Year	2020
Structure Variables	Basement Walkout
Parking	1 Laneway spot*

*Historic parking was replaced by the deck and fence during renovations. Neither tenant requires parking. Zoning allows for 1 parking. Buyer may recapture parking space but would need to alter fence and decks and comply with zoning and Transportation.

TENANCY

Both units tenanted in good standing.

Upper Unit \$3,395 (Lease to March 15)

Lower Unit \$3,225 (Month to Month after July 1)

Both units split the utility cost, about \$150 - \$170/m ave

PERMIT DETAILS

Number	Issue Date	MPAC Work Description	MPAC Status
19188162BLD00SR	2019/08/15	Alterations/Renovations	CLOSED
18267489BLD00SR	2019/02/13	Alterations/Renovations	CLOSED
18245442BLD00SR	2018/10/30	Alterations/Renovations	CLOSED



ROOM BY ROOM DETAILS

EXTERIOR FRONT

- Professional landscaping
- Bike and garbage shed integrated into front porch and entrance
- Poured concrete walk-up
- Individualized unit entry systems and mail boxes
- Private oversize window well for lower unit

INTERIOR

COMMON FOYER

1.00 m x 1.23 m

- Full length glass front door
- Unit doors open in
- Ceiling light fixture
- Marble threshold
- Herringbone wood grain tile flooring

UNIT 1 (MAIN LEVEL)

COAT AREA

2.39 m x 1 m

- Herringbone tile
- Shoe rack
- Coat rack

DINING AREA

2.22 m x 3.77 m

- Picture window with blind
- Pot light
- Wide plank engineered hardwood flooring

POWDER ROOM

1.50 m x 2.43 m

- Built-in nightlight
- Fan
- Pot light
- Narrow sink
- Shallow shelving recycled from renovation
- Black hex flooring with matching grout

KITCHEN

3.81 m by 3.46 m

- Large island with quartz top
- Brass pendant lighting
- Breakfast bar
- Deep double stainless sink with faucet and sprayer
- Stainless steel dishwasher
- Built-in under counter microwave
- Massive east facing window overlooking grotto
- Gas range
- Integrated range hood
- Subway tile backsplash
- Oversize drawer storage
- Pantry storage with drawers

LIVING ROOM

4.12 m x 2.92 m

- Pot lights
- Long transom window with awning openers
- Small double door patio walkout to deck with blinds
- Full length glazed walk out man door (functions for all genders)

REAR EXTERIOR

- Large deck with full-width stairs
- Oversize custom garden shed with green roof
- Privacy fencing
- Black stucco exterior walls
- Wall sconces
- Garden and lawn area

ROOM BY ROOM DETAILS

UNIT 1 (LOWER LEVEL)

- 2.353 m ceiling height
- Exposed beam
- Deep tread stairs with banister
- Dug out an underpinned
- Polished concrete flooring throughout
- Electrical panel
- Under stair storage with concealed HVAC
- Sump pump
- Hot water tank under stairs (owned)
- Separate unit Furnace under stairs

FRONT BEDROOM L-SHAPED

3.64 m x 3.05 m

- Exposed brick
- Pot lights
- Window blinds
- Built-in shelving and top using recycled wood from renovation.
- Open closet area add 3.15 m x 1.42 m
- Wall-to-wall pax closet systems with sliding glass doors

FAMILY BATHROOM

2.47 m x 2.53 m

- Elongated toilet
- Pot lights
- Ceiling fan
- Full length single vanity with storage
- Large wall mirror and sconces
- Full-size tub with three wall subway tile surround and glazing
- Full-size whirlpool washer and dryer exclusive to unit
- Integrated nightlight

REAR BEDROOM L-SHAPED

4.79 m x 2.91 m

- Utility closet
- Wall to wall PAX closet system with glass doors
- Pot lights
- 9 1/2 foot wide patio doors to grotto complete with window covering
- Polish concrete floors
- Add 1.64 m x 1.34 m dog leg
- Window with blind
- Exposed brick
- Pot light

ROOM BY ROOM DETAILS

UNIT TWO (SECOND LEVEL)

- Ceiling height, 2.698 m
- Small landing with ceiling light fixture
- Herringbone Tile
- Shallow carpet stairs with deep treads
- Banister

SECOND FLOOR LANDING

1 m x 1.93 m

- Herringbone tile floor
- Coat rack
- Ceiling light
- Receptacle

DINING AREA

2.90 m x 2.37 m

- Wide plank engineered flooring
- Pot lights
- Window blinds
- Walkout to balcony
- Glass side transom
- Exposed brick chimney

BALCONY

3 m x 1.7 m

- Receptacle
- Partially covered
- Western exposure
- Black Tucker wall
- Lighting.

KITCHEN

3.45 m x 4.50 m

- Pendant lighting
- Island with breakfast bar
- Undermount double stainless steel sink
- Faucet with retractable sprayer
- Whirlpool stainless steel dishwasher
- Integrated microwave
- Quartz countertops
- Whirlpool gas range
- Subway tile backsplash
- West facing window with blind
- Full uppers with integrated stainless steel hood
- Double door, whirlpool full size counter depth fridge
- Pantry wall with pullout organizers and drawers
- Pot lights

LIVING AREA

3.44 m x 3.61 m

- Plus Bay window with retractable blinds
- Pot lights
- Do you have open stairs with railing, capturing wood from renovation

POWDER ROOM OFF LANDING

1.45 m x 0.92 m

- Glossy black hex flooring with black grout
- Pill mirror over small sink

ROOM BY ROOM DETAILS

PEN STAIRS TO THIRD LEVEL

UNIT 2 (THIRD LEVEL)

Ceiling Height 2.759 m

LANDING

2.33 m x 2.97 m

- Large skylight
- Lightwell providing natural light to main level
- Wide plank engineered flooring
- Separate sub-panel/electrical panel
- Pot lights

FAMILY BATHROOM

2.56 m x 2.06 m

- Pot lights
- Black hex flooring with black grout
- Wall mount vanity
- Medicine cabinet and vanity lighting
- Elongated toilet
- Full size soaker tub with subway tile on three walls to ceiling, recessed shower cubby
- Ceiling fan
- Combine with Laundry:
 - Full-size whirlpool front loading washer and dryer
 - Recessed water controls
 - Curb and floor drain
 - Upper cabinets and storage

FRONT BEDROOM

4.15 m x 3.18 m

- Ceiling fan
- IKEA double closet
- Pot lights
- Wide plank in engineered flooring
- Gable window, east facing
- Smoke detector
- Access panel to unit HVAC, via French cleat

PRIMARY BEDROOM

2.85 m x 3.85 m

- Ceiling fan
- Wide plank engineered hardwood flooring
- Walk out to balcony
- Wall-to-wall double door sliders with retractable blinds
- Balcony, 1 m 3.03 m, lighting, black stucco, hammock hardware
- Pot light
- Semi walk-in closet - 1.65 m x 1 .92 m
 - Full height, full depth, five door closet system with corner opening doors
 - Shoe rack
 - Transom window with blackout blind
 - Pot light