

## PROPERTY OVERVIEW

50' x 120'  
6,000SF site area  
PIN 103930078  
ARN 190604233001600  
LGL DESC PCL 59-1 SEC M363; LT 59 W/S  
BAYVIEW AV PL M363 EAST YORK; TORONTO,  
CITY OF TORONTO

Attached Garage 240SF, 1990  
Radiant Heat, Boiler  
100 Amp Service  
Hot Water Tank, Owned 2009

Age 1946 (1956 MPAC)  
Square Foot Above Grade 1,786SF  
First Floor 1,138, incl. rear addition 1956  
Second/Lower Floor 648SF  
2024 Taxes \$12,267.21

1x 2 pc WR  
1x 4 pc WR  
Mudroom and side Entrance  
3 Bedroom  
Family Room  
Finished Basement  
Laundry Room with large cement dual sink  
Cold Cellar  
Storage Area  
Recreation Room

## UPDATES

Rear addition, 1956  
Powder Room and Family WR renovation, 1979  
Family Room and WR renovation 2005  
2 Fireplaces, LR rebuilt w heat recovery 1998  
Basement updates, 1986  
Furnace, 1990 rebuilt/new motor  
Exterior doors, French doors and windows, 1993  
Exterior remodelled, build-out for bay windows, aluminum siding, insulation, 1993  
Foundation waterproofing and new drains, 2006  
Belt Drive garage door opener, 2022

## ROOM BY ROOM DETAILS

### EXTERIOR FRONT

### EXTERIOR REAR

### MAIN LEVEL

#### FOYER

6.58 m x 1.98 m

- Ceiling height 2.481 m
- Oak flooring (walnut finish) throughout
- Heritage banister
- Double closet
- Recessed lighting
- Crown moldings
- Powder room: pedestal sink, mirrored wall, oh hardwood flooring, ceiling, fan, rad, elongated toilet

#### MUDROOM

1.56 m x 3.08 m

- Tile floor and baseboard
- Insulated French glass exterior door
- Mirror east wall
- Alarm panel
- Pendant ceiling lamp
- Two-head flush ceiling fixture
- Rad

#### SITTING/LIVING ROOM

- 3.92 m x 3.70 m
- Crown moldings
- Bay window with blinds
- East facing window
- Wood-burning fireplace, mantle and hearth
- Built-in bookshelf

#### KITCHEN

4.01 m x 2.98 m

- Snaidero International custom Italian modern cabinetry
- Oak hardwood flooring
- Recessed lighting
- Bay window
- Oversize 1 & 1/3 sink, new Swiss faucet
- Tile backsplash
- Built-in Miele oven
- Built-in Panasonic microwave
- Miele Dishwasher
- Dog's leg Peninsula, Pendant lighting over breakfast bar
- Granite countertop with Integrated Miele cooktop and downdraft exhaust

#### GREAT ROOM/DINING/LIVING/DEN

9.68 m x 4.17 m

- Concealed baseboard radiant heating
- All-glass walkout with side casement window and all-wood California shutter
- Valances throughout
- Track lighting
- Modern chandelier
- Crown molding
- Massive picture window with book ended casement windows and wood California shutters overlooking gardens
- Built-in bookshelves
- Wood-burning fireplace with heat grate insert

## UPPER LEVEL

### LANDING

2.64 m x 1.41 m

- Oak hardwood flooring throughout
- Track lighting
- Winding stairs
- Harvest bannister
- Crown moldings
- Linen closet

### PRIMARY BEDROOM

3.72 m x 3.63 m

- Crown moldings
- Two double closets with built in organization, drawers and hangers
- North facing window overlooking gardens
- Ceiling light
- Picture shelf in stairwell
- Two west facing window w blinds

### SECOND BEDROOM

4.94 m x 3.24 m

- Crown moldings
- Full size closet
- Track lighting
- Double window, south facing
- Built in shelving

### THIRD BEDROOM

2.55 m x 3.41 m

- Closet with double doors
- Crown moldings
- Hardwood flooring
- Ceiling fixture
- Window overlooking garden

### FAMILY WASHROOM

1.55m x 2.77 m

- Wall to wall vanity, mirror w granite counter, curb and integrated power
- Recessed medicine cabinet
- Tub and surrounding tile walls, corner shelves
- South facing window
- Elongated toilet
- Tile flooring
- Ceiling fan
- Crown moldings

## LOWER LEVEL

### ANTE ROOM

4.46 m x 3.39 m

- Ceiling height 2.044 m
- Integrated cabinetry, storage and work surfaces
- Painted concrete floor
- Floor drain
- Hundred amp breaker panel, Romex wiring
- Updated drainage and clean-outs
- Recessed lighting
- Finished walls

### LAUNDRY ROOM

2.95 m x 2.63 m

- Exposed block foundation, bone dry and painted
- Cement double sink in fire engine red
- Front loading washer and dryer
- Concrete floor in gun metal grey
- Recessed panel lights

## RECREATION ROOM

2.91 m x 4.82 m

- Long cast iron rad
- Recessed shelving
- Painted concrete flooring
- Painted block walls
- Recessed panel lighting
- Finish ceiling and interior walls
- Mechanical Room/Workshop

## MECHANICAL ROOM/WORKSHOP

2.98 m x 3.30 m

- Slantfin furnace
- Powervent hot water tank
- Painted concrete floors
- Carbon monoxide alarm
- Workbench
- Classic Dad pegboard wall
- Open shelving

## GARAGE

5.37 m x 3.31 m

- Insulated overhead door with garage door opener, two years old
- Double door rear exit
- Open rafters for storage
- Poured concrete pan

