



**LAURA GOLBECK** BBA  
SALES REPRESENTATIVE  
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**CONNECTING YOU** to TORONTO'S FINEST NEIGHBOURHOODS!

## *92 Burgess Avenue*

### *Home Features and Additional Information*

[www.92Burgess.com](http://www.92Burgess.com)

#### **MAIN FLOOR**

##### **Living Room / Dining Room**

- 25 ft x 14 ft
- Working wood fireplace refaced in 2007 in living room
- Ceiling mouldings in both living and dining rooms
- Medium brown hardwood throughout entire home

##### **Kitchen**

- 11.8ft x 10.3 ft
- Modern Hickory Cabinets in kitchen with stainless steel fridge and stove, black dishwasher and black microwave/rangehood
- Tile floor and tile countertop and backsplash
- Walkout to mudroom and deck

##### **Mudroom**

- 9.3 ft x 4.10 ft
- Foundation and exterior redone in 2010 at the same time as the deck was built
- Roof redone January 16, 2012
- Double closet in mudroom
- Walkout to deck

#### **UPPER LEVEL**

##### **Master Bedroom**

- 12 ft x 11 ft
- Closet and hardwood floors

##### **2<sup>nd</sup> Bedroom**

- 11 ft x 9.8 ft
- Hardwood floors

##### **3<sup>rd</sup> Bedroom**

- 12 ft x 12 ft
- Closet and hardwood floors
- Ceiling mouldings
- Large window overlooking park

#### **LOWER LEVEL**

##### **Basement family/play room**

- 23 ft x 8.9 ft (irregular room); playroom 12 ft x 8.9 ft
- Many storage closets / Large storage room / furnace room
- 2<sup>nd</sup> bathroom with modern vanity, toilet, additional shower and laundry closet



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#### **ADDITIONAL INFORMATION:**

**Home Inspection – Conducted by Carson Dunlop & Associates on January 11<sup>th</sup>, 2012. Summary Report and Full inspection report at the home and can be emailed to Agent or Buyer upon request.**

#### **Mechanicals and additional updates:**

- Roof – newly installed flat and pitched roof on house and mudroom on January 16th, 2012; guarantee is transferable
- Updated electrical throughout – 100 amp service
- All updated windows
- Furnace – 13 years old; mid-efficiency; maintained each year
- Air-conditioning unit – older
- Water heater – rental 2010
- Entire home repainted, both interior and exterior; many walls and ceilings redone
- Hardwood on main retained in 2008, hardwood upstairs installed in 2009, banister, railings and wooden staircase redone in 2008

**Inclusions:** Stainless steel fridge, electric stove, black microwave and range hood, black dishwasher, dryer, washer, water heater (rental); light fixtures, air-conditioning unit, gas burner & equipment, shed.

**Exclusions:** Draperies

**Lot size :** 20.25 ft x 130 ft

**Lot details:** Oversized, beautiful back deck off of kitchen and mudroom overlooking Cassels Park; 19 ft x 39 ft. Walk out to large storage shed (6 ft x 12 ft). Deck and Shed built in 2010. Beautiful perennial gardens in the front of house.

**Parking :** Mutual driveway. Seller parks on street. Plenty of street parking. Both seller and neighbour use mutual driveway as desired for themselves or guests.

**Taxes:** \$3340.19 / 2011

**Possession:** 60 days / TBA

**Schools:** Norway Public School at the bottom of Firstbrooke Road; Bowmore Jr & Sr Public School; Monarch Park, Malvern Collegiate, Danforth Collegiate and Technical Institute.

**Parks:** Home backs onto Cassels Park which is well used by the families in the neighbourhood both summer and winter. Walk to the Beach within 15 minutes.

**Shopping:** Walk to the shops at the Beach within 15 minutes. Walk to the shops on Kingston road in 15-20 minutes.

**Transit:** Drive downtown in 10 – 15 minutes. Take the TTC from Kingston Road, Gerrard St. or Woodbine Avenue.