

Welcome To 153 Welland Avenue

Main Floor

Foyer	3.10 x 1.98m	10'2" x 6'6"	<ul style="list-style-type: none">➤ Closet➤ Hardwood Floors➤ Wainscoting
Living Room	5.92 x 4.25m	19'4" x 14'	<ul style="list-style-type: none">➤ Formal➤ Bow Window➤ Hardwood Floors➤ Wood Burning Fireplace (has not been used by current owner)➤ Built-in Bookshelves➤ Track Lighting➤ Window Shutters
Dining Room	4.41 x 3.56m	14'5" x 11'7"	<ul style="list-style-type: none">➤ Separate➤ Wainscoting➤ Hardwood Floors➤ Built-In Sideboard➤ Window Shutters
Kitchen	4.06 x 2.41m	13'3" x 7'9"	<ul style="list-style-type: none">➤ Renovated➤ Granite Counter-Tops➤ Tile Floor➤ Walk-Out to Private Fenced Yard

Second Floor

Master Bedroom	5.00 x 3.51m	16'4" x 11'5"	<ul style="list-style-type: none">➤ Closet➤ Hardwood Floors➤ Window Shutters
Master Ensuite Bath			<ul style="list-style-type: none">➤ Renovated (2011)➤ 3-Piece
Second Bedroom	3.73 x 3.00	12'2" x 9'8"	<ul style="list-style-type: none">➤ Built-in Wall Unit➤ Hardwood Floors➤ Window Shutters
Third Bedroom	3.30 x 2.46m	10'8" x 8'1"	<ul style="list-style-type: none">➤ Double Closet➤ Hardwood Floors➤ Juliette Balcony
Main Washroom			<ul style="list-style-type: none">➤ Renovated (2011)➤ 4-Piece

Basement

Recreation Room	5.05 x 3.77m	16'6" x 12'4"	➤ Broadloom
Bedroom	4.85 x 2.52m	15'9"x 8'3"	➤ Built-in Closets ➤ Broadloom ➤ Pot Lights
Washroom			➤ 2-Piece
Laundry Room			➤ Sink

Additional Information

Inclusions	<ul style="list-style-type: none">➤ KitchenAid Stainless Steel Refrigerator (2011)➤ Wolf Stainless Steel Gas Stove➤ GE Stainless Steel Microwave➤ KitchenAid Stainless Steel Dishwasher (2011)➤ Maytag Washer (2011)➤ Maytag Dryer (2011)➤ Electric Light Fixtures Except Exclusion➤ Window Coverings➤ Broadloom Where Laid➤ Alarm System (Monitoring Extra)➤ Danby Refrigerator in Basement➤ Built-ins➤ Built-in Speakers in Living Room
Exclusions	<ul style="list-style-type: none">➤ Upper Hall Fixture
Lot Size	<ul style="list-style-type: none">➤ 30 x 80 Feet as per MPAC
Legal Description	<ul style="list-style-type: none">➤ Part Lot 77 Plan 589E Toronto; Part Lot 80 Plan 589E Toronto as in CA281447; T/W & S/T CA281447
Taxes	<ul style="list-style-type: none">➤ \$6,867.90 per Annum (2017)
Heating/Cooling	<ul style="list-style-type: none">➤ Forced Air Gas Heating (2016)➤ Hot Water Tank➤ Humidifier on Furnace➤ Electric Air Cleaner➤ Central Air Conditioning
Upgrades:	<ul style="list-style-type: none">➤ Flooring Throughout Main Floor (2011)➤ Granite Counter-Tops in Kitchen➤ Kitchen Cabinetry➤ Backsplash and Tile Floor in Kitchen➤ Built-In Speakers and Bookshelves in Living Room➤ Renovated Washrooms on 2nd Floor (2011)➤ Forced Air Gas Furnace (2016)➤ Interlock Brick Yard➤ Roof (2013)

Parking/Drive

- Legal Front Pad Parking (to be confirmed by City)
- Annual Fee \$138 Paid in Full (2017)
- Mutual Drive

Possession

- 90-120 Days or To Be Arranged

Public Schools

Whitney Junior Public School

119 Rosedale Heights Dr

(GR. JK-06)

(416) 393-9380

Deer Park Junior and Senior Public School

23 Ferndale Ave

(GR. JK-08)

(416) 393-1550

North Toronto Collegiate Institute

17 Broadway Ave

(GR. 09-12)

(416) 393-9180

Northern Secondary School

851 Mount Pleasant Rd.

(GR. 09-12)

(416) 393-0270

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility