

Welcome To

# 86 Dunblaine Avenue

## Main Floor

Foyer	2.44 x 2.13m	8' x 7'	<ul style="list-style-type: none"><li>➤ Picture Window Overlooking The Front Yard</li><li>➤ Closet</li><li>➤ Tile Floor</li></ul>
Living Room	5.49 x 3.96m	18' x 13'	<ul style="list-style-type: none"><li>➤ Formal</li><li>➤ Hardwood Floors</li><li>➤ Bay Window</li></ul>
Dining Room	4.27 x 3.51m	14' X 11'5"	<ul style="list-style-type: none"><li>➤ Separate</li><li>➤ Hardwood Floors</li></ul>
Kitchen	4.11 x 2.44m	13'5" x 8'	<ul style="list-style-type: none"><li>➤ Renovated</li><li>➤ Granite Counter-Tops</li><li>➤ Tile Backsplash</li><li>➤ Tile Floor</li></ul>
Family Room	6.71 x 3.66m	22' x 12'	<ul style="list-style-type: none"><li>➤ Gas Fireplace</li><li>➤ Hardwood Floors</li><li>➤ Walk-Out to Deck and Garden</li></ul>
Powder Room			<ul style="list-style-type: none"><li>➤ 2-Piece</li></ul>

## Second Floor - *skylight naturally illuminates the hall*

Master Bedroom	6.10 x 6.10m	20' x 20'	<ul style="list-style-type: none"><li>➤ Cathedral Ceiling</li><li>➤ Hardwood Floors</li><li>➤ Wall of Built-Ins/Closets</li><li>➤ Track Lighting</li></ul>
Master Ensuite			<ul style="list-style-type: none"><li>➤ 5- Piece</li><li>➤ Cathedral Ceiling</li><li>➤ Shower Stall, Air Jet Tub</li></ul>
Second Bedroom	3.35 x 3.35m	11' x 11'	<ul style="list-style-type: none"><li>➤ 10' Ceilings</li><li>➤ Double Closet</li><li>➤ Broadloom</li></ul>

Third Bedroom	4.88 x 3.35m	16' x 11'	➤ 10' Ceilings ➤ Double Closet ➤ Broadloom
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Main Washroom			➤ 4-Piece
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## Basement

Bedroom/Rec Room	6.40 x 3.96m	21' x 13'	➤ Wood-Burning Fireplace (Closed Chimney) ➤ Hardwood Floors ➤ Fluorescent Lighting
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Kitchen	3.05 x 2.44m	10' x 8'	
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Washroom			➤ 3-Piece
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Laundry Room	2.74 x 2.44m	9' x 8'	
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Storage Room	7.32 x 3.35m	24' x 11'	➤ Unfinished
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## Additional Information

Inclusions	<ul style="list-style-type: none"> <li>➤ GE Profile Refrigerator</li> <li>➤ Jenn-Air Gas Stove (2014)</li> <li>➤ GE Dishwasher</li> <li>➤ Samsung Washer (2016)</li> <li>➤ Kenmore Dryer</li> <li>➤ Window Coverings</li> <li>➤ Electric Light Fixtures</li> <li>➤ Broadloom Where Laid</li> <li>➤ Garage Door Opener</li> <li>➤ Beaumark Refrigerator in Basement</li> <li>➤ Kenmore Stove in Basement</li> <li>➤ Sprinklers in Front and Rear Yards</li> </ul>
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Exclusions	<ul style="list-style-type: none"> <li>➤ Dining Room Fixture</li> <li>➤ Family Room Fixture</li> </ul>
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Lot Size	<ul style="list-style-type: none"> <li>➤ 40 x 130 Feet as per MPAC</li> <li>➤ Copy of 1951 Survey indicates a depth of 134. 10 Feet</li> </ul>
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Legal Description	➤ Plan 1576, Part Lot 22
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Taxes	➤ \$6,755.42 per Annum (2017)
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Heating/Cooling	<ul style="list-style-type: none"> <li>➤ Forced Air Gas</li> <li>➤ Hot Water Tank (Rental)</li> </ul>
Parking/Drive	<ul style="list-style-type: none"> <li>➤ Private Drive</li> <li>➤ Single Car Attached Garage</li> <li>➤ Parking for Up to 3 Cars</li> </ul>
Possession	➤ January 31 <sup>st</sup> , 2018 or To Be Arranged
Improvements	<ul style="list-style-type: none"> <li>➤ Basement bedroom and bathroom (2011)</li> <li>➤ Back stone patio, side walkway and back porch (2011)</li> <li>➤ Basement waterproofing (2 side) with 20 year transferrable warranty (2011)</li> <li>➤ New roof (2011)</li> <li>➤ Pella front door exterior door (2012)</li> <li>➤ Resurfaced front porch (2012)</li> <li>➤ Replaced all 2<sup>nd</sup> floor windows (2014)</li> </ul>

## Schools

**Ledbury Park Elementary and Middle School**  
95 Falkirk St, North York

**(GR. JK-08)**  
**(416) 395-2630**

**John Polanyi Collegiate Institute**  
640 Lawrence Ave W, North York

**(GR. 09-12)**  
**(416) 395-3303**

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.