

Welcome To  
**56B Clarendon Avenue**

## Main Floor

Foyer			<ul style="list-style-type: none"><li>➤ Pot Lights</li><li>➤ Light Stained Hardwood Floors</li></ul>
Kitchen	5.56 x 1.60m	18'2 x 5'3"	<ul style="list-style-type: none"><li>➤ Renovated (2011)</li><li>➤ Marble Counter-Top</li><li>➤ Marble Backsplash</li><li>➤ Light Stained Hardwood Floors</li><li>➤ Bow Window</li><li>➤ Breakfast Area</li></ul>
Dining Room	3.54 x 3.14m	11'6" x 10'3"	<ul style="list-style-type: none"><li>➤ Open Concept</li><li>➤ Window</li><li>➤ Light Stained Hardwood Floors</li></ul>
Living Room	5.97 x 3.54m	19'6" x 11'6"	<ul style="list-style-type: none"><li>➤ Gas Fireplace</li><li>➤ Step Down</li><li>➤ Light Stained Hardwood Floors</li><li>➤ Pot Lights</li><li>➤ Walk-Out to Deck with Direct Gas Line to BBQ</li></ul>
Powder Room			<ul style="list-style-type: none"><li>➤ 2-Piece</li></ul>

## Second Floor

Master Bedroom	4.30 x 3.54m	14'10" x 11'6"	<ul style="list-style-type: none"><li>➤ Large Walk-In Closet</li><li>➤ Pot Lights</li><li>➤ Light Stained Hardwood Floors</li></ul>
Master Ensuite Washroom			<ul style="list-style-type: none"><li>➤ 3-Piece</li><li>➤ Heated Floors</li><li>➤ Skylight</li></ul>
Second Bedroom	4.30 x 3.54m	14'10" x 11'6"	<ul style="list-style-type: none"><li>➤ Mirrored Closet</li><li>➤ Bow Window</li><li>➤ Light Stained Hardwood Floors</li></ul>

Main Washroom

- Renovated 3-Piece
- Heated Floors

## Basement

Recreation Room      5.79 x 3.35m      19' x 11'

- Gas Fireplace
- Step Down
- Light Stained Hardwood Floors
- Walk-Out to Garden

Bedroom      3.35 x 2.90m      11' x 9'5"

- Light Stained Hardwood Floors
- Pot Lights

Washroom

- 3-Piece
- Heated Floors

Walk-In Storage Closet

Laundry Room

## Additional Information

Inclusions

- Jenn-Air Refrigerator
- Miele Gas Stove-Top
- Oven
- Microwave
- Miele Dishwasher
- Miele Exhaust
- KitchenAid Garburator
- Bosch Stacked Washer and Dryer
- Sony TV in Living Room
- Sony TV in Master Bedroom
- Insignia TV in Second Bedroom
- Insignia TV in Recreation Room
- Window Coverings
- Electric Light Fixtures
- Alarm System (Monitoring is Extra)

Exclusions

- Dining Room Electric Light Fixture

Lot Size

- 16.69 x 150 Feet

Legal Description

- Plan 764Y Pt Lt 22 RP 63R972 Part 1

Taxes ➤ \$10,285.66 per Annum (2018)

Heating/Cooling ➤ Forced Air Gas Heating  
➤ Central Air Conditioning

Drive/Parking ➤ Private Drive  
➤ Park Up to 2 Cars

Possession ➤ 90-120 Days or To Be Arranged

## Public Schools

### **Brown Junior Public School**

454 Avenue Rd

**(GR. JK-06)**

416.393.1560

### **Deer Park Junior and Senior Public School**

23 Ferndale Ave.

**(GR. JK-08)**

416.393.1550

### **Northern Secondary School**

851 Mount Pleasant Rd

**(GR. 09-12)**

416.393.0270

### **Oakwood Collegiate Institute**

991 St Clair Ave W

**(GR. 09-12)**

416.393.1780



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.