

Welcome to

12 O'Leary Avenue

Main Floor

Living Room	12'5" x 10'	3.81 x 3.05m	<ul style="list-style-type: none">➤ Picture Window➤ Hardwood Floors➤ Pot Lights➤ Ceiling Fan
Kitchen	16' x 11'	4.88 x 3.35m	<ul style="list-style-type: none">➤ Renovated➤ Eat-In➤ Tile Floors➤ Tile Backsplash➤ Pot Lights➤ Window➤ Walk-Out to Yard

Second Floor

Master Bedroom	14' x 12'5"	4.27 x 3.81m	<ul style="list-style-type: none">➤ Closet➤ Hardwood Floors➤ Bay Window➤ Ceiling Fan
Second Bedroom	10' x 9'	3.05 x 2.74m	<ul style="list-style-type: none">➤ Hardwood Floors➤ Ceiling Fan
Main Washroom			<ul style="list-style-type: none">➤ Renovated 4-Piece

Basement – *separate entrance with kitchen rough-in*

Recreation Room	15'5" x 11'	4.72 x 3.35m	<ul style="list-style-type: none">➤ Vinyl Floors
Laundry Room			
Washroom			<ul style="list-style-type: none">➤ 3-Piece

Additional Information

Inclusions	<ul style="list-style-type: none">➤ Kenmore Refrigerator➤ Kenmore Stove➤ Kenmore Dishwasher➤ Westinghouse Washer➤ Amana Dryer➤ Electric Light Fixtures➤ Window Coverings
------------	--

Exclusions	<ul style="list-style-type: none"> ➤ Samsung T. V. and Brackets in Kitchen ➤ Samsung T.V. and Brackets in Living Room
Lot Size/ Legal Description	<ul style="list-style-type: none"> ➤ 18 x 48 Feet as per MPAC ➤ Part Lot 8 Plan 400 TWP OF YORK AS IN TB597807 S/T & T/W TB597807; TORONTO (YORK)
Taxes	➤ \$2,294.18 per Annum (2018)
Heating/Cooling	<ul style="list-style-type: none"> ➤ Forced Air Gas Heating ➤ Central Air Conditioning ➤ Humidifier on Furnace ➤ Hot Water Tank (Rental)
Possession	➤ 60 Days or To Be Arranged
Upgrades/Updates	<ul style="list-style-type: none"> ➤ Brand New Forced Air Gas Furnace and Central Air Conditioning System (2018) ➤ Roof Repaired (2016) ➤ Electrical Inspection Certificate (2012) available upon request ➤ Installation of Pot Lights on Main Floor (2012) ➤ Increased Number of Outlets in Most Rooms, Installed Exterior Outlets on Front and Back Porches (2012) ➤ Freshly Painted 2nd Floor and Basement (2018) ➤ Windows Replaced at the Rear of the House – Kitchen & 2nd Bedroom (2017) ➤ Full Kitchen Renovation (2013) ➤ Installed Hardwood Floors in Living Room (2013) ➤ Full 2nd Floor Bathroom Renovation (2009) with Additional Updates (2013)

For more Information, Please Contact:



Ellidavis.com

(416) 921-1112

mail@ellidavis.com

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.