

Welcome To

# 78 Alcorn Avenue

## Main Level

Foyer			<ul style="list-style-type: none"><li>➤ Closet</li><li>➤ Marble Tile Floors</li></ul>
Powder Room			<ul style="list-style-type: none"><li>➤ 2-Piece</li></ul>
Living Room	36'8" x 14'	11.18 x 4.27m	<ul style="list-style-type: none"><li>➤ Open Concept</li><li>➤ Wood-Burning Fireplace</li><li>➤ Engineered Hardwood Floors (2018)</li><li>➤ Pot Lights (2018)</li><li>➤ Walk-Out to Deck with Gas Hook-Up for BBQ</li></ul>
Dining Room	36'8" x 14'	11.18 x 4.27m	<ul style="list-style-type: none"><li>➤ Combined with Living Room</li><li>➤ Engineered Hardwood Floors (2018)</li><li>➤ Pot Lights (2018)</li></ul>
Kitchen	15'9" x 9'4"	4.80 x 2.84m	<ul style="list-style-type: none"><li>➤ Eat-In</li><li>➤ Granite Counter-Tops</li><li>➤ Mirrored Backsplash</li><li>➤ Marble Tile Floors</li><li>➤ Track Lights</li></ul>
Deck	14'8" x 10'8"		

## Second Level

Family Room	21' x 14'	6.40 x 4.27m	<ul style="list-style-type: none"><li>➤ Gas Fireplace</li><li>➤ Hardwood Floors</li><li>➤ Walk-Out to Balcony 14'8" x 6'4"</li></ul>
Master Bedroom	17'4" x 14'	5.28 x 4.27m	<ul style="list-style-type: none"><li>➤ Wall to Wall Mirrored Closets with Closet Organizers</li><li>➤ Hardwood Floors</li></ul>
Master Washroom			<ul style="list-style-type: none"><li>➤ 5-Piece Ensuite</li><li>➤ Pot Lights</li><li>➤ Heated Floors</li><li>➤ Skylight</li><li>➤ Double Sinks, Toto Toilet, Shower Stall and Tub (Approx 2010)</li></ul>

## Third Level —*Skylights Naturally Illuminate the Home from the Third Level to the Second Level*

Second Bedroom	13'6" x 12'	4.11 x 3.66m	<ul style="list-style-type: none"><li>➤ Closet</li><li>➤ Hardwood Floors</li><li>➤ Pot Lights</li><li>➤ Built-In Shelves</li></ul>
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Third Bedroom	11'7" x 10'5"	3.53 x 3.18m	<ul style="list-style-type: none"> <li>➤ 2 Closets</li> <li>➤ Hardwood Floors</li> <li>➤ Track Lights</li> </ul>
Main Washroom			<ul style="list-style-type: none"> <li>➤ 4-Piece</li> <li>➤ Renovated in Approx. 2010</li> </ul>

***Walk-Out to Deck with Circular Staircase Leading to Sky Deck with Views of the City***

### **Lower Level** – *Plentiful Storage Space and Direct access to Garage*

Recreation Room	23'4" x 14'	7.11 x 4.27m	➤ Broadloom
Washroom			➤ 3-Piece with Heated Floors and Mirrored Closet
Laundry Room	9'6" x 7'3"	2.90 x 2.21m	<ul style="list-style-type: none"> <li>➤ Sink</li> <li>➤ Side by Side Washer and Dryer</li> </ul>

### **Additional Information**

Inclusions	<ul style="list-style-type: none"> <li>➤ Frigidaire Refrigerator</li> <li>➤ Gas Stainless Steel Stove-Top</li> <li>➤ Miele Stainless Steel Dishwasher</li> <li>➤ Maytag Washer</li> <li>➤ Maytag Dryer</li> <li>➤ Closet Organizers</li> <li>➤ Electric Light Fixtures</li> <li>➤ Window Coverings Except Where Excluded</li> <li>➤ T.V. in Kitchen</li> <li>➤ T.V. Brackets on 2<sup>nd</sup> Floor and Basement</li> <li>➤ Sharp T.V. in Master Bath</li> <li>➤ 2 Attached Speakers on 2<sup>nd</sup> Floor</li> <li>➤ Fujitsu Heating &amp; Cooling Unit on 3<sup>rd</sup> Floor</li> <li>➤ Central Vacuum System and Related Attachments</li> <li>➤ Garage Door Opener</li> <li>➤ Alarm System (Monitoring is Extra)</li> <li>➤ Broadloom Where Laid</li> </ul>
Exclusions	<ul style="list-style-type: none"> <li>➤ Draperies in 2<sup>nd</sup> Floor Family Room</li> <li>➤ Valence and Drapes in Master bedroom</li> <li>➤ Sony T.V. on 2<sup>nd</sup> Floor</li> <li>➤ Sony T.V. in Basement</li> </ul>

Heating/Cooling	<ul style="list-style-type: none"> <li>➤ Forced Air Gas Heating</li> <li>➤ Central Air Conditioning</li> <li>➤ Fujitsu Heating &amp; Cooling Unit on 3<sup>rd</sup> Floor</li> <li>➤ Hot Water Tank – Owned (2016)</li> <li>➤ Electric Air Cleaner</li> <li>➤ Humidifier on Furnace</li> </ul>
Legal Description	➤ Plan 195Y Part Lots 53 & 54, Plan 415Y Part Lot K
Property Taxes	➤ \$9,011.47 per annum (2018)
Parking	<ul style="list-style-type: none"> <li>➤ Single Built-in Garage Accessed Via Laneway</li> <li>➤ Parking for Up to 2 Cars</li> <li>➤ Heated Front Steps</li> </ul>
Possession	➤ May 31, 2019 or To Be Arranged

## Public and Separate Schools

Cottingham Junior Public School 85 Birch Ave, Toronto, ON M4V 1E3	(416) 393-1895	GR JK-6
Jesse Ketchum JR & SR Public School 61 Davenport Rd, Toronto, ON M5R 1H4	(416) 393-1530	GR JK-8
Jarvis Collegiate Institute 495 Jarvis St, Toronto, ON M4Y 2G8	(416) 393-0140	GR 9-12
Northern Secondary School 851 Mount Pleasant Rd, Toronto, ON M4P 2L5	(416) 393-0270	GR 9-12
De La Salle College 131 Farnham Ave, Toronto, ON M4V 1H7	(416) 969-8771	GR 5-12



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.