

Welcome To

## 22 Tralee Avenue

### Main Floor

Living Room	12' x 12'	3.66 x 3.66m	<ul style="list-style-type: none"><li>• Combined with Dining Area</li><li>• Hardwood Floors</li><li>• Newer Front Windows (2019)</li><li>• Overlooks Front Yard</li></ul>
Dining Room	12'5" x 9'	3.81 x 2.74m	<ul style="list-style-type: none"><li>• Combined with Living Area</li><li>• Hardwood Floors</li><li>• Ceiling Fan</li></ul>
Kitchen	11' x 10'	3.35 x 3.05m	<ul style="list-style-type: none"><li>• Linoleum Floor</li><li>• Window</li><li>• Side Door</li></ul>
Master Bedroom	12'x 11'	3.66 x 3.35m	<ul style="list-style-type: none"><li>• Double Closet</li><li>• Hardwood Floors</li><li>• Ceiling Fan</li></ul>
Second Bedroom	11' x 9'	3.35 x 2.74m	<ul style="list-style-type: none"><li>• Closet</li><li>• Hardwood Floors</li></ul>
Third Bedroom	12'5" x 9'	3.81 x 2.74	<ul style="list-style-type: none"><li>• Closet</li><li>• Hardwood Floors</li><li>• French Door Walk-Out to Private Backyard</li></ul>
Main Washroom			<ul style="list-style-type: none"><li>• 4-Piece</li></ul>

### Basement

Recreation Room	15' x 12'	4.57 x 3.66
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Laundry/Mechanical Room

## Additional Information

Inclusions	<ul style="list-style-type: none"><li>• GE Refrigerator</li><li>• Stove</li><li>• Inglis Washer</li><li>• Inglis Dryer</li><li>• Electric Light Fixtures</li><li>• Window Coverings</li></ul>
Lot Size	<ul style="list-style-type: none"><li>• 52.79 x 125 ft.</li><li>• Sketch of Survey dated March 26, 1958</li></ul>
Legal Description	<ul style="list-style-type: none"><li>• Plan 5021 Lot 164</li></ul>
Taxes	<ul style="list-style-type: none"><li>• \$2,621.46 per Annum (2018)</li></ul>
Drive/Parking	<ul style="list-style-type: none"><li>• Private Drive and Parking for up to 2 Cars</li></ul>
Heating/Cooling	<ul style="list-style-type: none"><li>• Forced Air Gas Heating - High Efficiency Furnace (approx. 2017)</li><li>• Humidifier on Furnace</li><li>• Central Air Conditioning (approx. 2016)</li><li>• Hot Water Tank (Rental)</li></ul>
Upgrades	<ul style="list-style-type: none"><li>• Newer Front Windows Replaced (approx. 2019)</li><li>• Roof Shingles Replaced (approx. 2015)</li><li>• 100 Amp Service (approx. 2016)</li><li>• High Efficiency Furnace (approx. 2017)</li><li>• Central Air Conditioning (approx. 2016)</li></ul>

## Public Schools

**Heather Heights Junior Public School**  
80 Slan Ave. M1G 3B5

**(GR. JK-06)**  
(416) 396-6305

**Henry Hudson Senior Public School**  
350 Orton Park Rd. M1G 3H4

**(GR. 07-08)**  
(416) 396-6310

**Woburn Collegiate Institute**  
2222 Ellesmere Rd. M1G 3M3

**(GR. 09-12)**  
(416) 396-4575

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