

Welcome To

189 Rushton Road

Main Floor

Living Room	24'2" x 14'9"	7.37 x 4.50m	<ul style="list-style-type: none">● Engineered Hardwood Floors● Electric Fireplace● Wainscotting● Pot Lights
Dining Room	24'2" x 14'9"	7.37 x 4.50m	<ul style="list-style-type: none">● Combined with Living Room● Engineered Hardwood Floors
Kitchen	14'9" x 14'2"	4.50 x 4.32m	<ul style="list-style-type: none">● Island with Quartz Counter● Tile Backsplash● Engineered Hardwood Floors
Powder Room			<ul style="list-style-type: none">● 2-Piece
Mudroom	6'3" x 6'0"	1.91 x 1.83m	<ul style="list-style-type: none">● Walk-Out to Deck & Fenced Yard● Laundry: Washer & Dryer

Second Level – *Skylights Over Hall*

Master Bedroom	14'9" x 11'6"	4.50 x 3.51m	<ul style="list-style-type: none">● Hardwood Floors● Walk-In Closet● Ceiling Fan
Second Bedroom	12'9" x 9'3"	3.89 x 2.82m	<ul style="list-style-type: none">● Hardwood Floors● Closet● Ceiling Fan
Third Bedroom	11'2" x 9'3"	3.40 x 2.82m	<ul style="list-style-type: none">● Hardwood Floors● Closet● Ceiling Fan
Sitting Area	6'3" x 6'2"	1.91 x 1.88m	<ul style="list-style-type: none">● Combined with Third Bedroom
Washroom			<ul style="list-style-type: none">● 3-Piece● Renovated 2015

Third Level

Fourth Bedroom	13'0" x 11'6"	3.96 x 3.51m	<ul style="list-style-type: none">● Hardwood Floors● Ceiling Fan
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Basement – *Separate Rear Entrance*

Rec Room	19'3" x 13'8"	5.97 x 4.17m	<ul style="list-style-type: none">● Broadloom● Closet
Kitchen	8'9" x 8'6"	2.67 x 2.59m	<ul style="list-style-type: none">● Walk-Out to Garden
Washroom			<ul style="list-style-type: none">● 4-Piece
Laundry Room	8'6" x 5'0"	2.59 x 1.52m	<ul style="list-style-type: none">● Separate Area

Additional Information

Inclusions	<ul style="list-style-type: none">● Kitchen Aid Stainless Steel Refrigerator● Kitchen Aid Stainless Steel Gas Stove● Sharp Microwave● Bosch Dishwasher● Exhaust Fan● Samsung Washer & Dryer● Kenmore Gas Stove in Basement● Maytag Washer & Dryer in Basement● Furnace Humidifier● Electric Light Fixtures● Window Coverings● Broadloom Where Laid
Lot Size	<ul style="list-style-type: none">● 19.42 x 97.5 Feet
Legal Description	<ul style="list-style-type: none">● PT LT 18 PL D1332 TORONTO AS IN WD126805, CITY OF TORONTO
Property Taxes	<ul style="list-style-type: none">● \$5,235.42 per annum (2020)
Parking	<ul style="list-style-type: none">● None
Heating & Cooling	<ul style="list-style-type: none">● Forced Air / Gas● Hot Water Tank (Rented)● Central Air Conditioning
Possession	<ul style="list-style-type: none">● 30 Days or To Be Arranged

Public Schools

McMurrich Junior Public School

115 Winona Drive M6G 3S8

(GR. JK-06)

(416) 393-1770

Winona Drive Senior Public School

101 Winona Drive M6G 3S8

(GR. 07-08)

(416) 393-1680

Oakwood Collegiate Institute

991 St. Clair Ave. West M6E 1A3

(GR. 09-12)

(416) 393-1780

Central Technical School

725 Bathurst Street M5S 2R5

(GR. 09-12)

(416) 393-0060

Central Toronto Academy

570 Shaw Street M6G 3L6

(GR. 09-12)

(416) 393-0030

Northern Secondary School

851 Mount Pleasant Road M4P 2L5

(GR. 09-12)

(416) 393-0270



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.