

Welcome To  
**66 Hillsdale Avenue West**

## Main Level

Foyer		<ul style="list-style-type: none"><li>• Red Oak Hardwood Floors</li></ul>
Sunroom	3.12 x 2.08m 10'3" x 6'10"	<ul style="list-style-type: none"><li>• Wall-to-Wall Windows</li><li>• Red Oak Hardwood Floors</li><li>• Heated</li><li>• Wood Trim and Baseboards</li><li>• Overlooks Front Yard</li></ul>
Living Room	4.22 x 3.45m 13'10" x 11'4"	<ul style="list-style-type: none"><li>• Fireplace</li><li>• Red Oak Hardwood Floors</li><li>• Pot Lights</li><li>• Wood Trim and Baseboards</li></ul>
Dining Room	3.96 x 2.95m 13' x 9'8"	<ul style="list-style-type: none"><li>• Separate</li><li>• Red Oak Hardwood Floors</li><li>• Wood Trim and Baseboards</li><li>• Overlooks Side Yard</li></ul>
Kitchen	4.65 x 2.44m 15'3" x 8'	<ul style="list-style-type: none"><li>• Renovated</li><li>• Tile Floor</li><li>• Tile Backsplash</li><li>• Pot Lights</li><li>• Butcher Block and Granite Counter-Tops</li></ul>
Family Room	3.35 x 2.21m 11' x 7'3"	<ul style="list-style-type: none"><li>• Wall-to-Wall Windows</li><li>• Tile Floor</li><li>• Overlooks Side and Rear Yards</li><li>• Walk-Out to Yard</li></ul>

## Second Level

Primary Bedroom	3.86 x 3.86m 12'8" x 12'7"	<ul style="list-style-type: none"><li>• Wall of Closets + Single Closet</li><li>• Red Oak Hardwood Floors</li></ul>
Second Bedroom	3.71 x 2.97m 12'2" x 9'9"	<ul style="list-style-type: none"><li>• Red Oak Hardwood Floors</li></ul>

Third Bedroom	3.66 x 2.07m 12' x 8'9"	<ul style="list-style-type: none"> <li>• Red Oak Hardwood Floors</li> </ul>
Den/Office	3.28 x 2.21m 10'9" x 7'3"	<ul style="list-style-type: none"> <li>• Red Oak Hardwood Floors</li> <li>• Overlooks Rear Yard</li> </ul>
Main Washroom		<ul style="list-style-type: none"> <li>• Renovated 5-Piece</li> </ul>

## Lower Level

Recreation Room	8.61 x 4.50m 28'3" x 14'9"	<ul style="list-style-type: none"> <li>• Newly Finished</li> <li>• Broadloom</li> <li>• Pot Lights</li> </ul>
Laundry Room	2.67 x 2.13m 8'9" x 7'	<ul style="list-style-type: none"> <li>• Sink</li> </ul>
Storage		
Utility/Storage	3.12 x 2.03m 10'3" x 6'8"	
Washroom		<ul style="list-style-type: none"> <li>• 3-Piece with New Vanity</li> </ul>

## Additional Information

Inclusions	<ul style="list-style-type: none"> <li>• GE Stainless Steel Refrigerator</li> <li>• GE Stainless Steel Stove</li> <li>• Stainless Steel Microwave</li> <li>• Maytag Dishwasher</li> <li>• LG Washer</li> <li>• LG Dryer</li> <li>• Window Coverings</li> <li>• Electric Light Fixtures</li> <li>• Broadloom Where Laid</li> </ul>
Exclusions	<ul style="list-style-type: none"> <li>• Two Coat Hooks in Front Entrance &amp; Second Floor Bathroom</li> <li>• Full Length Framed Mirror in the First Floor Hallway</li> </ul>
Lot Size	<ul style="list-style-type: none"> <li>• 18.33 x 113 Feet</li> <li>• See Copy of Survey</li> </ul>
Legal Description	<ul style="list-style-type: none"> <li>• LOT 47 PLAN 491E TORONTO; PART LOT 46 PL 491E TORONTO; PART LOT 19-20 PL 1809 TORONTO AS IN CA394894; CITY OF TORONTO</li> </ul>

- Property Taxes
  - \$4,802.56 per annum (2021)
- Heating/Cooling
  - Forced Air Gas Heating
  - Central Air Conditioning
- Parking/Drive
  - Private Drive with Ample Parking
- Possession
  - September 1, 2021 or to be arranged
- Additional Upgrades
  - 2021
    - Parging around west and south side with hydraulic cement and 2 coats of parge mix
    - Basement renovations:
      - New drywall and carpeting
      - New basement bathroom fixtures
  - 2019
    - New 6 ft. high wood fence in yard
    - New rear flat roof
    - New eaves on rear addition
    - New central air conditioner
  - 2017
    - New red oak hardwood floor on first and second floors
    - Maytag dishwasher
    - Removed one large partially fallen silver maple tree on west side, as per arborist recommendation
  - 2015
    - New aluminium siding on rear addition and kitchen window
  - 2012
    - Full sewer line replacement with new PVC pipe to Municipal street
    - Installation of backwater valve

*Carson Dunlop Pre-Listing Home Inspection Report Available Upon Request.*



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.