

Welcome To

128 Burnaby Blvd.

Foyer

- Closet
- Hardwood Floors
- Wainscoting and Mouldings
- Leaded Glass Window

Living Room

18'3" x 12'2"
5.56 x 3.71 m

- Wood Burning Fireplace
- Leaded Glass Bay Window
- Hardwood Floors
- Leaded Glass Door
- Mouldings and Baseboards
- Overlooks Front Garden

Dining Room

14' x 10'10"
4.27 x 3.30 m

- Separate
- Hardwood Floors
- French Doors
- Leaded Glass Windows
- Mirrored Niche
- Wainscoting and Mouldings
- Swinging Door to Kitchen
- Window Overlooking Rear Garden

Kitchen

14' x 7'3"
4.27 x 2.21 m

- Renovated by Irpinia
- Tile Backsplash
- Tile Floor
- Under Counter Lighting
- Track Lights
- Window
- Eat-In

Breakfast Area

7' x 7'
2.13 x 2.13 m

- Windows
- Tile Floor
- Walk-Out to Deck with Direct Gas Line
- Overlooking Rear Garden

Second Level - handsome staircase leads to private quarters

Primary Bedroom	13'2" x 11'9" 4.01 x 3.58 m	<ul style="list-style-type: none"> ◦ Wall to Wall Mirrored Closet ◦ Ceiling Fan ◦ Triple Panel Window ◦ Chair Rail Detail ◦ Baseboards ◦ Hardwood Floors
Second Bedroom	14'4" x 9'2" 4.37 x 2.79 m	<ul style="list-style-type: none"> ◦ Hardwood Floors ◦ Ceiling Fan ◦ Chair Rail Detail ◦ Window
Third Bedroom	10'9" x 9'2" 3.28 x 2.79 m	<ul style="list-style-type: none"> ◦ Closet ◦ Ceiling Fan ◦ Brick Wall Accent ◦ Hardwood Floors
Tandem Room/ Office		<ul style="list-style-type: none"> ◦ Ceiling Fan ◦ Light Hardwood Floors ◦ Picture Window ◦ Overlooking the Backyard
Main Bathroom		<ul style="list-style-type: none"> ◦ 4-Piece ◦ Renovated

Lower Level - approximately 755 sq.ft.

Recreation Room	18'4" x 11' 5.59 x 3.35 m	<ul style="list-style-type: none"> ◦ Broadloom ◦ Aboveground Windows
Bathroom		<ul style="list-style-type: none"> ◦ 3-Piece
Laundry Room	11'9" x 6'3" 3.58 x 1.91 m	<ul style="list-style-type: none"> ◦ Laundry Sink
Storage		

Additional Information

Inclusions	<ul style="list-style-type: none">◦ Stainless Steel Refrigerator◦ Kitchenaid Stainless Steel Gas Stove◦ Whirlpool Microwave◦ Kitchenaid Stainless Steel Dishwasher◦ Whirlpool Washer◦ Whirlpool Dryer◦ 4 Ceiling Fans◦ T.V. Bracket◦ 2nd Floor Fujitsu A/C Unit◦ Freezer in Basement◦ Shed in Backyard◦ Window Coverings Except Exclusions◦ Electric Light Fixtures Except Exclusions◦ Broadloom Where Laid
Exclusions	<ul style="list-style-type: none">◦ Televisions◦ Foyer Fixture Electric Light Fixture◦ Dining Room Electric Light Fixture◦ Living Room Electric Light Fixture◦ Upper Hall Electric Light Fixture
Lot Size	<ul style="list-style-type: none">◦ 27.59 x 113.81 Feet
Legal Description	<ul style="list-style-type: none">◦ PCL 17-1 SEC M528; PT LT 17 N/S BURNABY BLVD PL M5◦ No Property Survey Available
Property Taxes	<ul style="list-style-type: none">◦ \$7,027.10 per annum (2022)
Parking/Drive	<ul style="list-style-type: none">◦ Private Drive
Heating	<ul style="list-style-type: none">◦ Hot Water Gas Heating◦ Hot Water Tank (Rental)
Possession	<ul style="list-style-type: none">◦ 60 Days or To Be Arranged

Carson Dunlop Pre-Listing Home Inspection Available Upon Request.

Public Schools

Allenby Junior Public School 391 St Clements Ave, M5N 1M2	(GR. JK-06) (416) 393-9115
Glenview Senior Public School 401 Rosewell Ave, M4R 2B5	(GR. 07-08) (416) 393-9390
North Toronto Collegiate Institute 17 Broadway Ave, M4P 1T7	(GR. 09-12) (416) 393-9180
Northern Secondary School 851 Mount Pleasant Rd, M4P 2L5	(GR. 09-12) (416) 393-0270

Private Schools

Upper Canada College – All Boys 220 Lonsdale Rd. M4V 2X8	(SK-Gr 12) (416) 488-1125
The Bishop Strachan School -All Girls 298 Lonsdale Rd. M4V 1X2	(JK-12) (416) 483-4325
Branksome Hall – All Girls 10 Elm Ave. M4W 1N4	(JK-12) (416) 920-9741
The York School (Middle School Campus) 1320 Yonge St. M4T 1X2	(JK-12) 416-926-1325



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.