

Welcome To

# *38 Garfield Avenue*

## *Main Level*

Foyer			<ul style="list-style-type: none"><li>◦ Vintage Glass Entry Door Panels</li><li>◦ Tile and Hardwood Floors</li><li>◦ Wood Trim</li></ul>
Powder Room			<ul style="list-style-type: none"><li>◦ 2-Piece</li><li>◦ Window</li></ul>
Living Room	24'11" x 22'9"	7.34 x 6.97m	<ul style="list-style-type: none"><li>◦ Fireplace with Ornate Mantle and Stone Surround</li><li>◦ Formal Room</li><li>◦ Hardwood Floors</li><li>◦ Mouldings</li><li>◦ Pot Lights</li><li>◦ Built-In Display Cabinet with Lighting</li><li>◦ Multiple Windows Overlooking the Grounds</li></ul>
Dining Room	13'7" x 13'	4.17 x 3.96m	<ul style="list-style-type: none"><li>◦ Separate Room</li><li>◦ Two Sets of French Doors</li><li>◦ Plate Rail</li><li>◦ Hardwood Floors</li></ul>
Kitchen	14'1" x 8'6"	4.29 x 2.62m	<ul style="list-style-type: none"><li>◦ Updated</li><li>◦ Custom Fitted Cabinetry</li><li>◦ Granite Counter-Tops</li><li>◦ Granite Backsplash</li><li>◦ Pot Lights</li><li>◦ Hardwood Floors</li><li>◦ Recessed Ceiling</li><li>◦ Integrated Stainless Steel Appliances</li><li>◦ Windows Overlooking the Yard</li></ul>
Breakfast Area	19'5" x 10'10"	5.94 x 3.07m	<ul style="list-style-type: none"><li>◦ Combined with Kitchen</li><li>◦ Hardwood Floors</li><li>◦ Mouldings</li><li>◦ Windows Overlooking the Yard and Patio</li><li>◦ Walk-Out to Stone Patio</li></ul>

*Second Level - handsome staircase leading to the upper levels*

Primary Bedroom	22'9" x 13'2"	6.97 x 4.02m	<ul style="list-style-type: none"><li>◦ Gas Fireplace</li><li>◦ Walk-In Closet</li><li>◦ Mouldings and Baseboards</li><li>◦ Bay Window Overlooking the Yard</li><li>◦ Window Overlooking Yard</li></ul>
Primary Ensuite			<ul style="list-style-type: none"><li>◦ 5-Piece</li><li>◦ Multiple Windows</li></ul>
Second Bedroom	13'4" x 11'8"	4.08 x 3.59m	<ul style="list-style-type: none"><li>◦ Closet</li><li>◦ Hardwood Floors</li><li>◦ Bay Window Overlooking the Yard</li><li>◦ Walk-Thru to Study</li></ul>
Study	12'6" x 11'9"	3.84 x 3.62m	<ul style="list-style-type: none"><li>◦ Windows Overlooking the Yard</li></ul>
Third Bedroom	13'4" 10'8"	4.08 x 3.29m	<ul style="list-style-type: none"><li>◦ Closet</li><li>◦ Hardwood Floors</li><li>◦ Windows Overlooking the Yard</li><li>◦ Walk-Thru to Study</li></ul>
Main Washroom			<ul style="list-style-type: none"><li>◦ 3-Piece</li><li>◦ Large Picture Window</li></ul>

*Third Level*

Fourth Bedroom	16'3" x 13'5"	4.96 x 4.11m	<ul style="list-style-type: none"><li>◦ Walk-In Closet</li><li>◦ Pine Floors</li><li>◦ Windows Overlooking the Yard</li></ul>
Fifth Bedroom	13'5" 11'10"	4.11 x 3.38m	<ul style="list-style-type: none"><li>◦ Walk-In Closet</li><li>◦ Pine Floors</li><li>◦ Window Overlooking the Yard</li></ul>

## *Lower Level*

Recreation Room	24' x 11'11"	7.31 x 3.38m	<ul style="list-style-type: none"><li>◦ Fireplace with Mantle</li><li>◦ Pot Lights</li><li>◦ Broadloom Where Laid</li></ul>
Sitting Area	10'7" x 9'8"	3.26 x 2.98m	<ul style="list-style-type: none"><li>◦ Combined with Recreation Room</li></ul>
Office	12'6" x 8'11"	3.84 x 2.47m	
Laundry Room	11'10" x 9'11"	3.38 x 2.77m	<ul style="list-style-type: none"><li>◦ Pot Lights</li><li>◦ Laundry Sink</li></ul>
Storage	12'1 x 6'9"	3.68 x 2.10m	
Cold Storage	11'1" x 9'4"	3.38 x 2.86m	
Utility Room	12'9" x 9'4"	3.93 x 2.86m	
Bathroom			<ul style="list-style-type: none"><li>◦ 3-Piece</li><li>◦ Pot Lights</li></ul>

## *Additional Information*

Inclusions	<p>All Chattels &amp; Fixture are in "As Is, Where Is"</p> <ul style="list-style-type: none"><li>◦ Sub-zero Refrigerator</li><li>◦ 4-Burner Gas Stove</li><li>◦ St. George Stainless Steel Oven</li><li>◦ Panasonic Microwave</li><li>◦ Frigidaire Dishwasher</li><li>◦ GE Washer</li><li>◦ KitchenAid Dryer</li><li>◦ Electric Light Fixtures except where excluded</li><li>◦ Window Coverings</li><li>◦ Refrigerator in Basement</li><li>◦ Freezer in Basement</li><li>◦ Broadloom Where Laid</li><li>◦ All Built-Ins</li><li>◦ Playhouse on Patio</li><li>◦ Shed</li></ul>
Exclusion	<ul style="list-style-type: none"><li>◦ Light Fixture in Dining Room</li></ul>

Lot Size	◦ 125 x 54.33 Feet
Legal Description	◦ PLAN 1474 LOT 37 ◦ Copy of Survey Available
Property Tax	◦ \$15, 893.12 per annum (2022)
Drive/Parking	◦ Private Drive ◦ Park up to 2 Cars
Heating/Cooling	◦ Hot Water Gas Heating ◦ Space Pak Air Conditioning ◦ Hot Water Tank (rental)
Possession	◦ 30-60 Days or To Be Arranged

### *Private and Public Schools*

<b>Whitney Junior Public School</b> 119 Rosedale Heights Drive	<b>(GR. JK-06)</b> (416) 393-9380
<b>Deer Park Junior and Senior Public School</b> 23 Ferndale Avenue	<b>(GR. JK-08)</b> (416) 393-1550
<b>Northern Secondary School</b> 851 Mount Pleasant Road	<b>(GR. 09-12)</b> (416) 393-0270
<b>North Toronto Collegiate</b> 17 Broadway Avenue	<b>(GR. 09-12)</b> (416) 393-9180
<b>Branksome Hall(Girls)</b> 10 Elm Avenue	<b>(GR. JK-12)</b> (416) 920-9741
<b>Bishop Strachan School (Girls)</b> 298 Lonsdale Rd	<b>(GR. JK-12)</b> (416) 483-4325
<b>Upper Canada College (Boys)</b> 200 Lonsdale Road	<b>(GR. SK-12)</b> (416) 488-1125
<b>Crescent School (Boys)</b> 2365 Bayview Avenue	<b>(GR. 3-12)</b> (416) 449-2556

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.