

# 90 MARKHAM STREET

## Property Details

<b>Taxes:</b>	\$8,961.38 (2023)
<b>Lot Size:</b>	16.4 x 135 feet (as per 1929 survey)
<b>Closing Date:</b>	60 days / to be determined
<b>Parking:</b>	Detached 1.5 garage

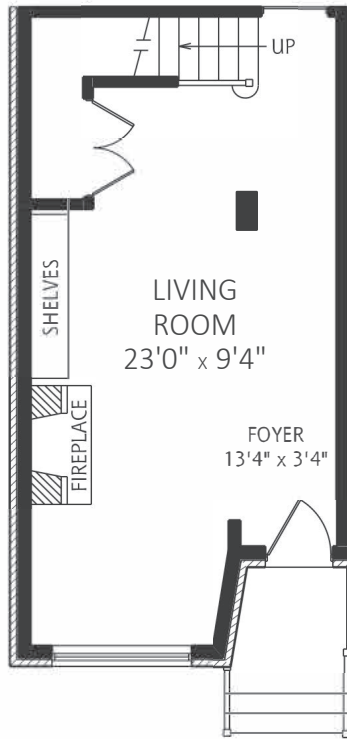
**Inclusions:** Owner's suite kitchen: Fisher and Paykel fridge, Bertazzoni gas stove, commercial-style vent hood, Bloomberg dishwasher; LG stacked washer and dryer; Eurodib wine cooler; all electric light fixtures; all window coverings + blinds; bathroom vanity mirrors. Lower Level kitchen appliances: Frigidaire stove, fridge and dishwasher; GE washer and dryer.

**Exclusions:** Any and all artwork; any audio / visual equipment + brackets; all household + patio furniture; main floor fitness gym equipment and two wall brackets; teak cabinetry boxes in third floor office.

**Rental Items:** Hot water tank

## Pertinent Details:

- Newer second floor air handler and rooftop air conditioning unit (2023)
- Newer front windows on second and third floors by Anderson (2024)
- Several additional replacement windows (2022)
- Updated lower suite with kitchen and updated bath (2023)



MAIN FLOOR  
380 SQUARE FEET

## Main Floor Owner's Suite

### Foyer

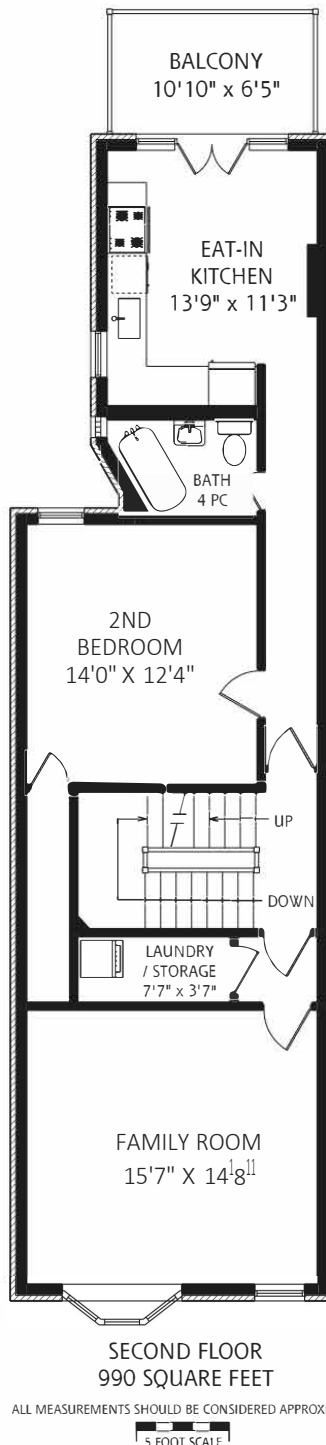
- Open concept
- Original three panel and glass entry door with upper transom window
- Elegant and formal staircase
- Staircase pure wool graphic runner in stripes from Elte
- Double storage closet
- Halogen track lighting

### Living Room

- Open concept
- Dark stain Oak hardwood flooring
- Decorative fireplace with Statuario marble facing and Victorian wooden mantel with twin columns
- Wine fridge by Eurodib
- Built-in bookcase
- Crown moulding
- Ceiling medallion

**For more information regarding this property, please contact Christian, Paul and Dwayne at (416) 960-9995**

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## Second Floor Owner's Suite

### Family Room

- Hardwood flooring
- Newer bay window by Anderson with banquette
- Clerestory window
- Transom window above entry door
- Recessed lighting

### Kitchen

- Hardwood flooring
- Shaker style cabinetry
- Soft closure drawers + doors
- Adjustable shelving
- Garbage pull-outs
- Custom lazy Susan
- Walnut display shelves
- Reeded glass display cabinets
- Carrara marble countertops
- Undermounted sink (Ginger's) with polished chrome A-Loft faucet (Ginger's)
- White subway tile backsplash
- Fisher and Paykel fridge, Stainless steel Bertazzoni gas stove, commercial-style vent hood and Bloomberg dishwasher
- Spectacular oversized black framed windows & double glass doors, by Bliss Nor-am
- Crown moulding
- Custom-sized single Legacy retractable screens
- Walk-out to covered deck
- Side window
- Recessed lighting + light valence

### Second Bedroom

- Hardwood flooring
- Single closet
- Transom window above entry door
- Newer window

### Four-Piece Bathroom

- Hexagonal marble tile flooring
- Tongue and groove wainscoting
- Pedestal sink
- Polished chrome faucet
- Steel framed mirror
- Vortens toilet
- Clawfoot tub with shower head
- Transom window above entry door
- Wall sconce

### Laundry Room / Storage

- Hardwood flooring
- LG stacked washer / dryer

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## Third Floor Owner's Suite

### Staircase

- Incredible industrial influenced square skylight
- Wall sconce
- Dramatic ceiling height

### Primary Bedroom

- Hardwood flooring
- Sitting area with new skylight (2024) and remote control Hunter Douglas blackout blind
- Vaulted ceiling
- Large newer windows by Anderson with Hunter Douglas blinds
- Transom window above entry door
- Ceiling fan

### Walk-In Closet

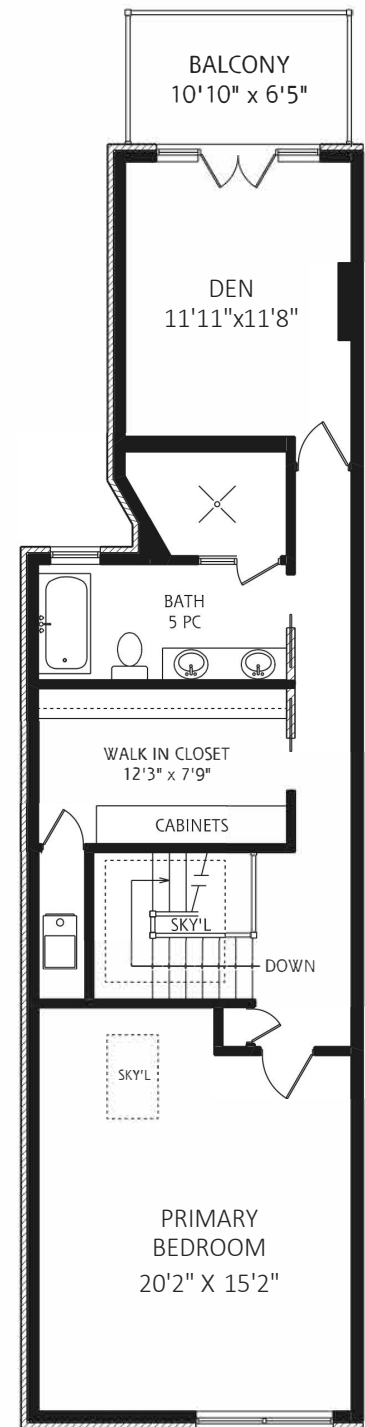
- Hardwood flooring
- Pocket entry door
- Grass cloth wallcoverings
- Dressing mirror
- Incredible Walnut millwork with custom display shelves
- Pullout drawers with leather front, dove tailored
- Access to utility room
- Halogen track lighting

### Den / Office

- Hardwood flooring
- Entry door with transom window
- Grass cloth wallcoverings
- Spectacular oversized black framed windows & double glass doors, by Bliss Nor-am
- Custom-sized single Legacy retractable screens
- Walk-out to balcony
- Recessed halogen lighting

### Five-Piece Bathroom

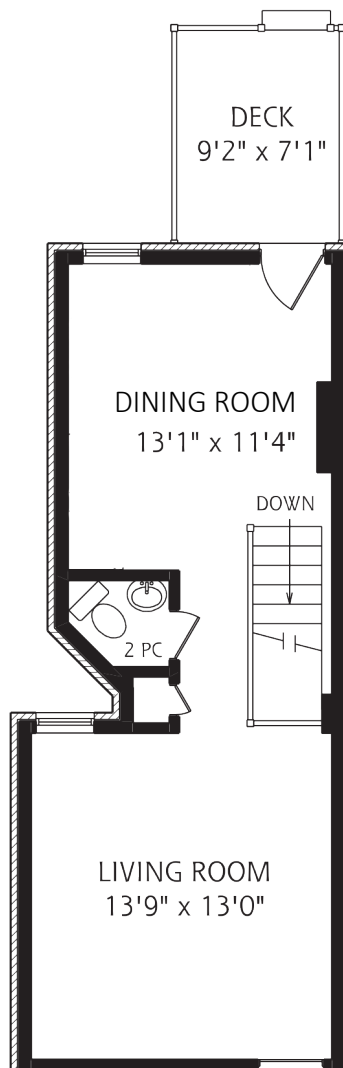
- Heated honed hexagonal Carrara marble tile flooring
- Double vanity by R.H.
- Honed Carrara marble countertop
- Two undermounted sinks
- Italian Olive wood framed mirror
- Shaving mirror
- Unlacquered brass faucets by Waterworks
- Panelled walls
- Toto toilet
- Two person shower (with square edge rectified white gloss subway tile surround, glass door, rain + flex showerheads, thermostatic valves, and shampoo niche)
- Clawfoot tub with polished chrome and satin gold trim by Recor
- Paper holder (Ginger's)
- Towel bar (Ginger's)
- Newer window
- Pocket entry door
- Two antique brass sconces
- Recessed halogen lighting



THIRD FLOOR  
1,015 SQUARE FEET

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MAIN FLOOR  
490 SQUARE FEET

## Main Floor Tenant's Suite

### Living Room

- Newer engineered hardwood flooring
- Painted panelled walls
- Plate rail
- Window

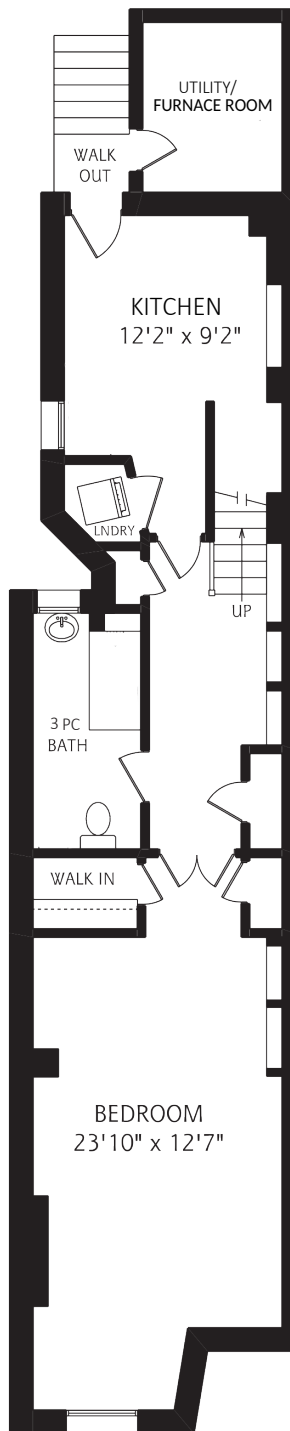
### Dining Room

- Newer engineered hardwood flooring
- Roughed-in for gas and plumbing
- Newer window
- Newer glass garden exterior door
- Walk-out to deck and back garden
- Recessed lighting

### Two-Piece Powder Room

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LOWER LEVEL  
850 SQUARE FEET

## Lower Level Tenant's Suite

### Updated Kitchen

- Laminate flooring
- Stainless steel appliances including; Frigidaire stove, fridge and dishwasher
- Butcherblock countertop
- Porcelain tile backsplash
- Window
- Glass garden door
- Walk-up to backyard with access to utility storage
- Recessed lighting
- Laundry closet with stacked GE washer and dryer

### Bedroom

- Laminate flooring
- Spectacular exposed stone walls
- Large closet
- Window
- Recessed lighting

### Updated Three-Piece Bathroom

- Spectacular exposed stone walls
- Flagstone flooring
- Oversized walk-in shower (with rain showerhead, bench, porcelain tile surround and glass enclosure)
- Vanity with integrated sink
- Mirror
- Window
- Recessed lighting

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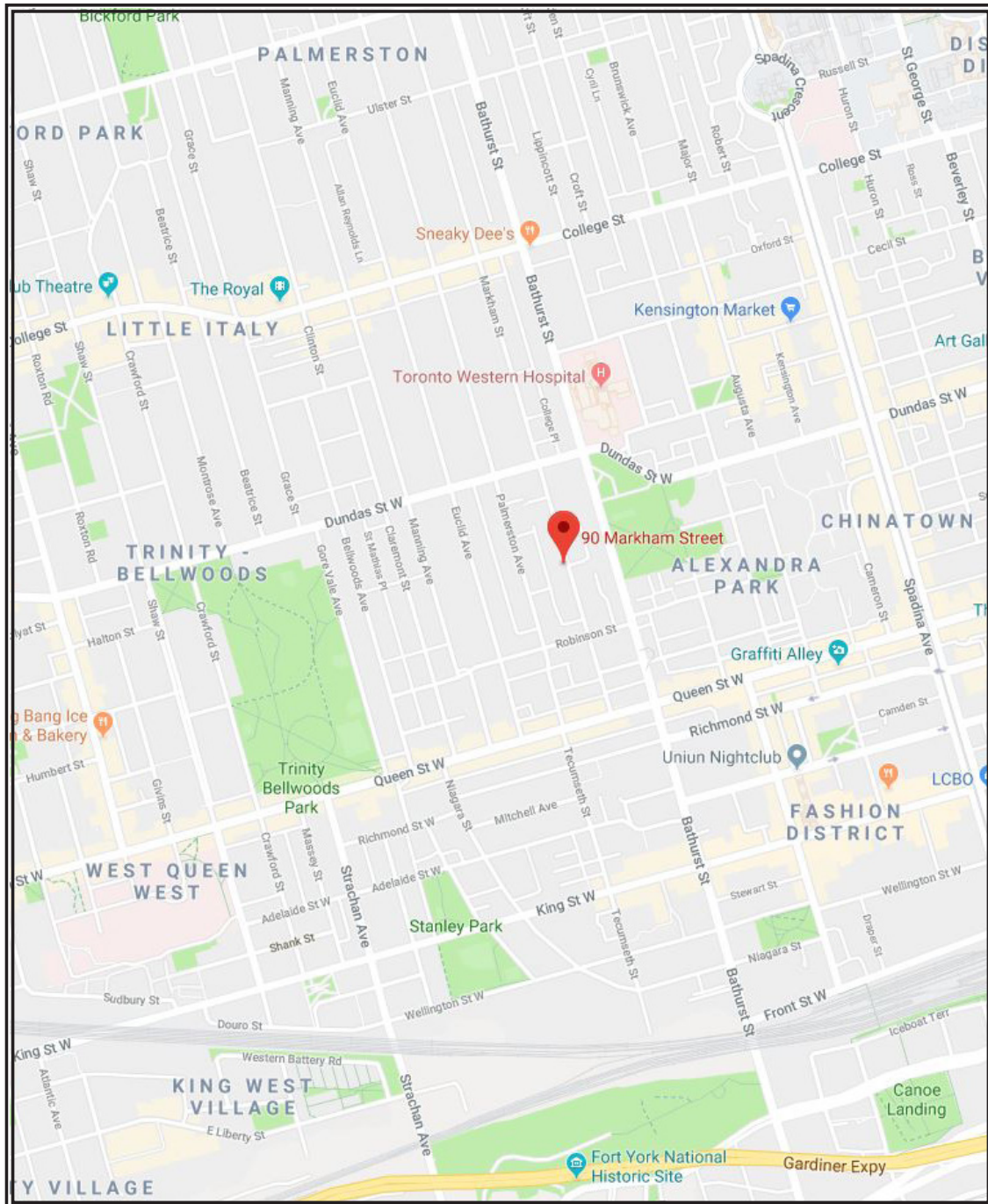
**PLUS!**  
WEEKEND DIY:  
MAKE YOUR OWN  
BATIK WALL ART

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