

252 LISGAR STREET

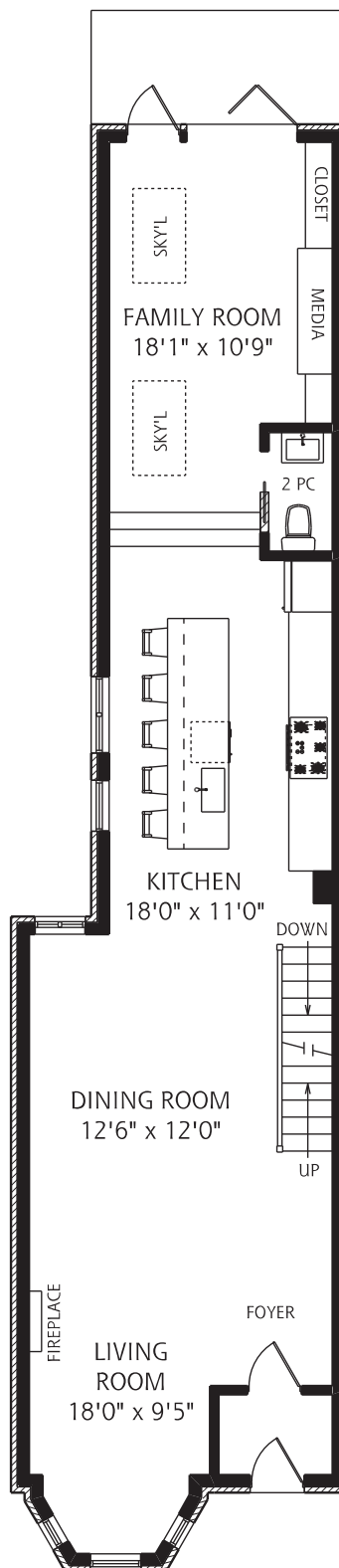
Taxes:	\$6,167.58 (2018)
Lot Size:	17.5 x 137 ft.
Square Footage:	Approx. 2,085 sq. ft. (+ 870 sq. ft. in the lower level)
Closing Date:	To be determined
Parking:	Detached two car garage

Pertinent Property Details:

- Carson Dunlop pre-listing home inspection report available
- Viessmann boiler, for in floor radiant heating on the main, second and third floors, in rooms with engineered wood flooring, with a controller on each floor to regulate temperature
- Electrical heating for lower level
- Venmar EA1500 air exchanger
- Central air conditioning system
- Gold Star supplemental air conditioning wall mounted unit on third floor
- Hot water tank by Giant

Inclusions: Sub-Zero fridge, AEG 5 burner stove, Asko dishwasher, Faber extraction fan; LG washer, GE dryer; all electric light fixtures; all window coverings, California shutters & blinds; all vanity mirrors; built-in cabinetry / attached shelves; Giant hot water tank; Gold Star supplemental air conditioning wall mounted unit

Exclusions: Any and all artwork; any audio / visual equipment; all household + patio furniture; mezuzah



Main Floor
975 Square Feet

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

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Vestibule

- Engineered Oak wood plank flooring with French oil finish, made in Austria, by Admonter
- Paneled entry door with beveled glass windows & transom window
- Original staircase
- Stained glass entry door into hallway

Living Room

- Engineered Oak wood plank flooring with French oil finish, made in Austria, by Admonter
- Open concept
- Combined with Dining Room
- Modern gas fireplace by Napoleon
- Built-in ceiling speakers
- Crown moulding
- California shutters
- Recessed halogen lighting

Dining Room

- Engineered Oak wood plank flooring with French oil finish, made in Austria, by Admonter
- Open concept
- Combined with Living Room
- Window
- Built-in ceiling speakers
- Crown moulding
- Pendant light fixture
- Recessed halogen lighting

Family Room

- Engineered Oak wood plank flooring with French oil finish, made in Austria, by Admonter
- Open concept
- Combined with Kitchen
- Wall-to-wall glass garden doors & windows
- Walk-out to deck & back garden
- Built-in entertainment unit with floating shelves & cabinets & coat closet
- Skylight
- Vaulted ceiling
- T.V. by Sharp
- Built-in speakers
- Recessed halogen lighting

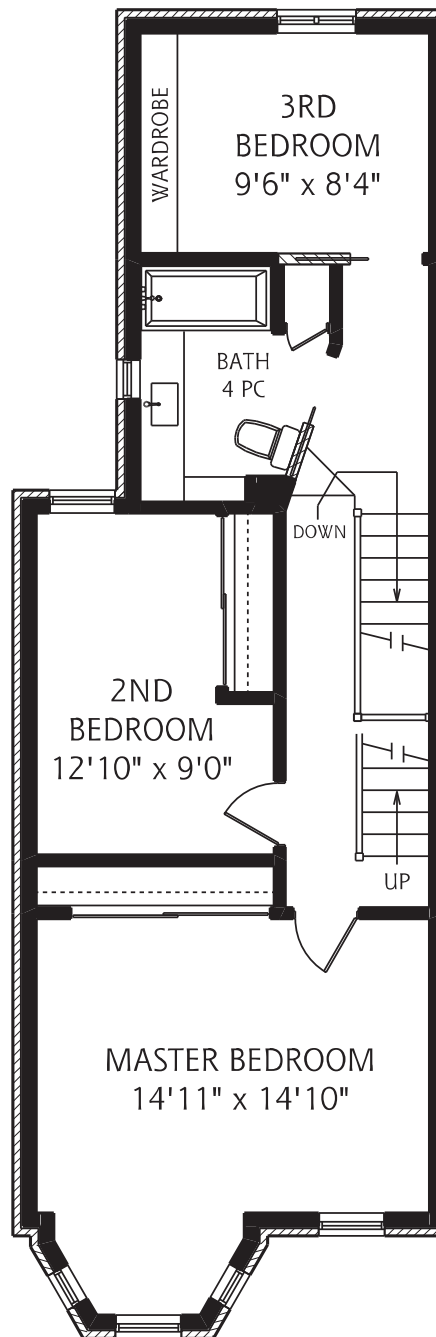
Kitchen

- Renovated
- Engineered Oak wood plank flooring with French oil finish, made in Austria, by Admonter
- Caesarstone countertops
- Breakfast bar
- Honeycomb backsplash with marble inset details
- Open shelves for recipe books
- Large window & two stained glass windows
- Stainless steel appliances
- Fridge by Sub-Zero
- Five burner gas stove by AEG
- Dishwasher by Asko
- Extraction fan by Faber
- Flat bottom stainless steel sink
- Commercial restaurant-style faucet
- Recessed halogen lighting
- Three pendant light fixtures

Powder Room

- Two piece
- Engineered Oak wood plank flooring with French oil finish, made in Austria, by Admonter
- Pocket door
- Large mirror
- Floating vanity
- Designer Birch tree black and white wallpaper
- Toilet by Toto
- Wall sconce

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Second Floor
720 Square Feet

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Master Bedroom

- Engineered Oak wood plank flooring with French oil finish, made in Austria, by Admonter
- Designer accent wall covering
- Bay window and large 2nd window
- California shutters
- Wall-to-wall closets
- Recessed halogen lighting

Second Bedroom

- Engineered Oak wood plank flooring with French oil finish, made in Austria, by Admonter
- Pocket door
- Closet
- Window
- California shutters
- Recessed halogen lighting
- Pendant light fixture

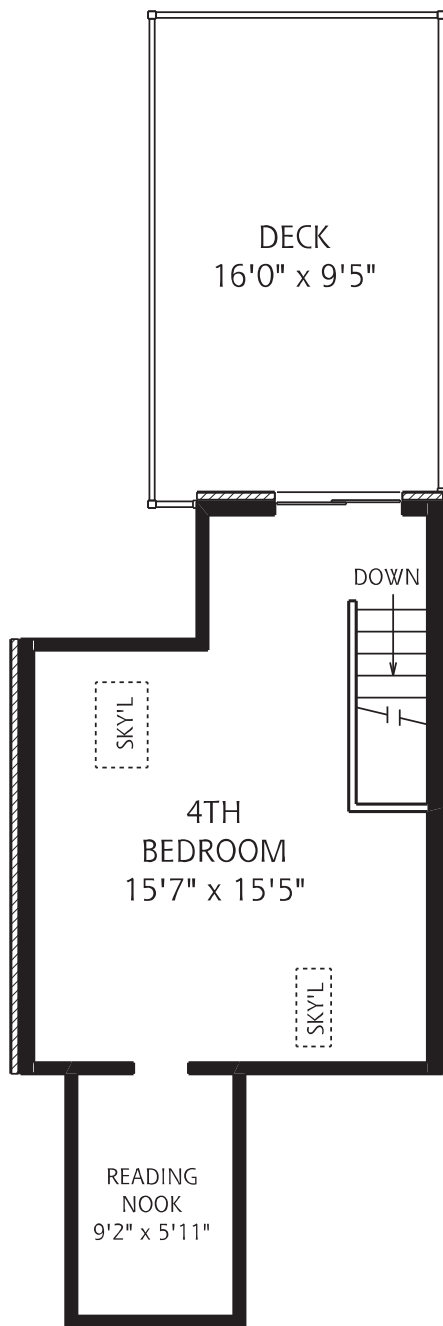
Third Bedroom

- Engineered Oak wood plank flooring with French oil finish, made in Austria, by Admonter
- Wall-to-wall closets
- Transom window above entry door
- Large window
- California shutters
- Recessed halogen lighting
- Ceiling mounted lighting

Bathroom

- Four piece
- Marble tile flooring
- Pocket door
- Linen closet
- Custom cabinetry
- Large surface mounted sink
- Floating vanity
- Large storage unit with glass cabinets
- L-shaped mirror
- Combined shower and tub with marble tile surround, rain shower head and shampoo niche
- Toilet by Toto
- Window
- Recessed halogen lighting

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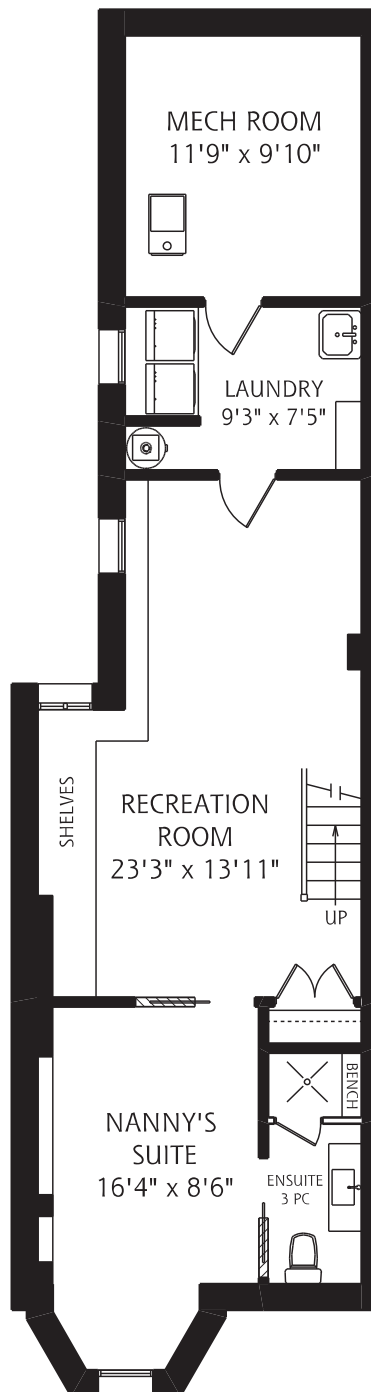
Fourth Bedroom

- Presently used as a Recreation Room
- Engineered Oak wood plank flooring with French oil finish, made in Austria, by Admonter
- Glass balustrade
- Reading nook
- Sliding patio doors
- Walk-out to deck
- Two skylights
- Halogen track lighting

Third Floor
390 Square Feet

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Lower Level
870 Square Feet

Recreation Room

- Broadloom
- Built-in bookcases
- Closet
- Two windows
- Staircase with floating glass balustrade
- Brick accent wall
- Recessed halogen lighting

Nanny's Suite

- Broadloom
- Window
- California shutters
- Recessed halogen lighting

Ensuite Bathroom

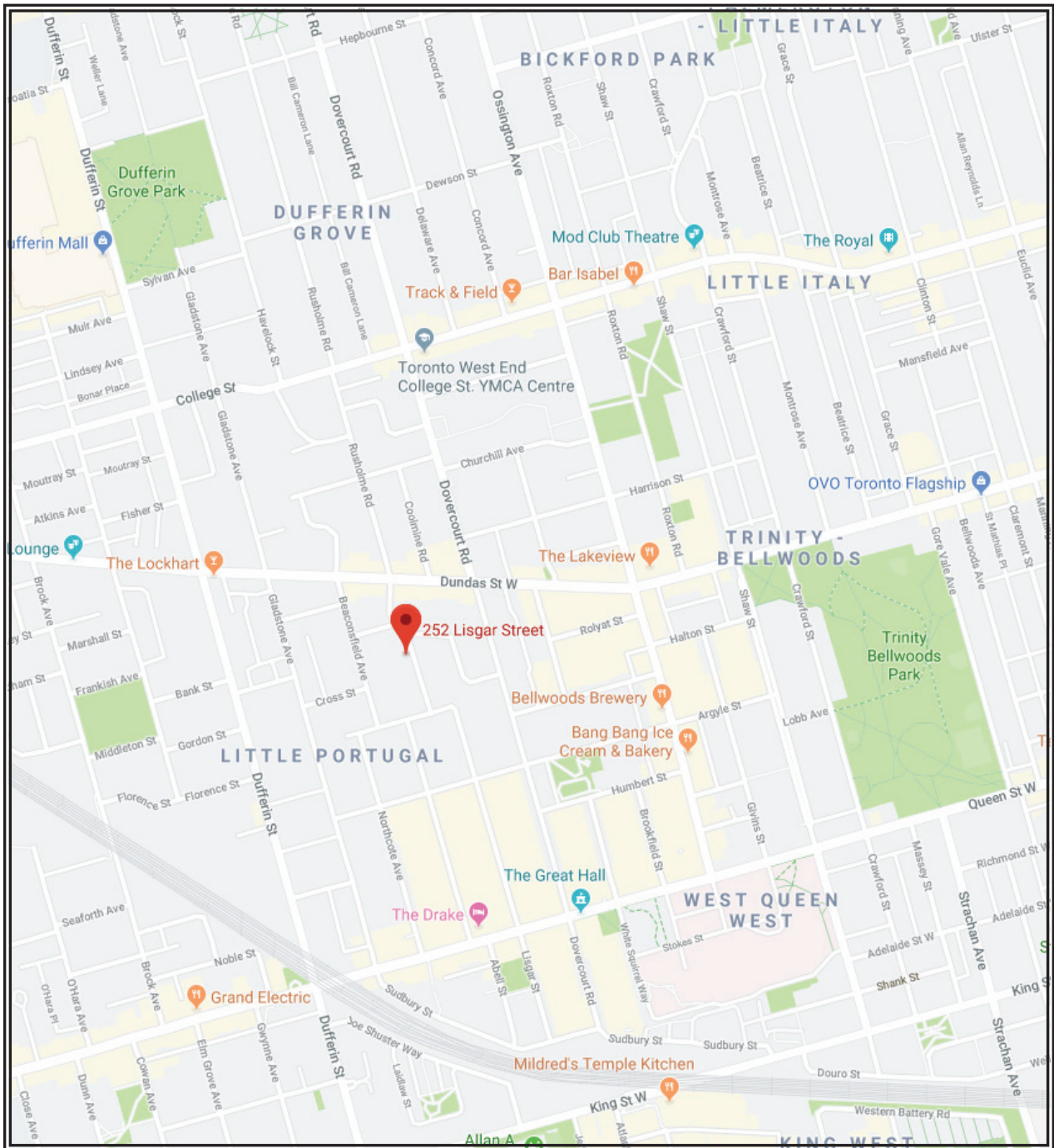
- Three piece
- Porcelain tile flooring, laid in a modern brickwork pattern
- Pocket door
- Mirror
- Floating wide vanity with storage shelves
- White one-piece sink & countertop
- Shower with white elongated ceramic tile surround, glass enclosure, bench, full body spray, rain shower head & shampoo niche
- Toilet by Toto

Laundry Room

- Porcelain tile flooring, laid in a modern brickwork pattern
- Open storage shelves
- Full sized, front loading washer by LG
- Full sized, front loading dryer by GE
- Sink
- Window

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MAP | 252 LISGAR STREET



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