

7 HURNDALE AVENUE PLAYER ESTATES

Property Details

Lot Size:	36 x 110 feet
Square Footage:	Approximately 3,849 square feet across all levels
Taxes:	\$11,686.49 (2023)
Closing Date:	60/90 days / to be determined
Parking:	Private driveway with detached garage

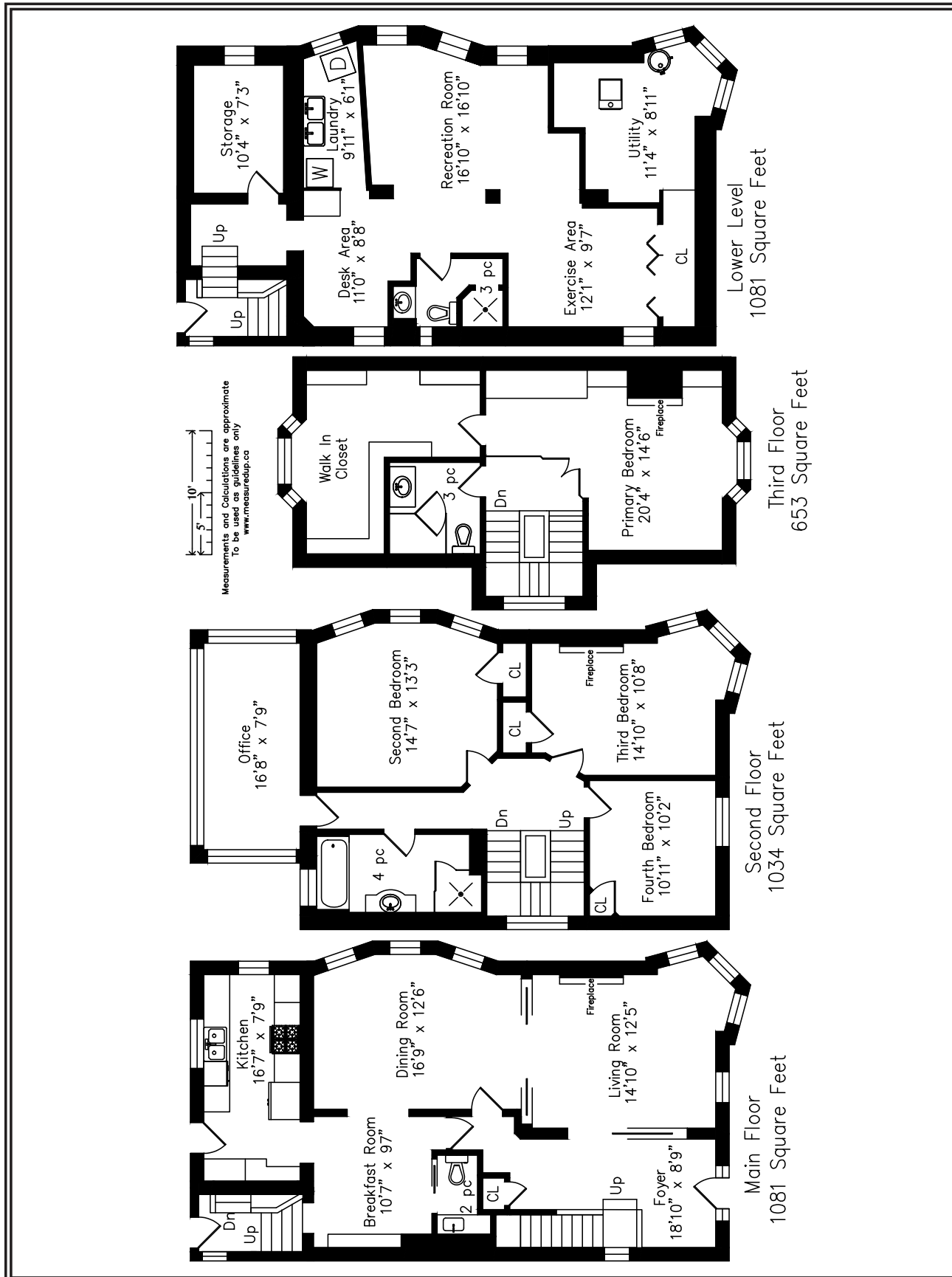
Inclusions: Sub-Zero side-by-side fridge, Wolf four-burner gas stove, integrated extraction fan with custom hood, Miele dishwasher, Panasonic microwave; Maytag washer and dryer; all electric light fixtures; all window coverings + blinds; all broadloom where laid; extra Preverco floor boards in utility room; built-in safe; EV charger; wine racks, Frigidaire wine fridge wine fridge and shelving in lower level storage room; shoe rack in lower level

Exclusions: Any and all artwork; all audio / visual equipment; all household and outdoor furniture; fire table in backyard.

Rentals: Hot water tank (Direct Energy) and security system (rental contracts to be assumed by the buyer).

Pertinent Details:

- Carson Dunlop Pre-Listing home inspection report
- Beautifully landscaped front and back gardens
- Private driveway with parking for up to five or six cars
- Detached garage with storage loft
- EV charger
- Slant/Fin boiler for home heating
- Ductless air conditioning on main floor for cooling (2nd and 3rd floor have central air conditioning)



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

MAIN FLOOR

Foyer

- Original front entry door with beveled glass window and side lights; arts and crafts style brass hardware
- Newer premium wire brushed American Hickory engineered hardwood flooring by Green Touch
- Entry closet with beveled dressing mirror
- Original restored wainscoting
- Built-in original banquette with cushion
- Wool broadloom on stairs with Arts and Crafts influenced newel posts
- Stained glass window
- Hurricane lantern and hammered tin pendant light fixtures

Living Room

- Pocket doors
- Newer premium wire brushed American Hickory engineered hardwood flooring by Green Touch
- Valor H3 gas fireplace with custom soapstone contemporary mantel
- Bay window overlooking the front garden, with Roman blinds
- Leaded glass window
- Gubi Multi-Lite pendant charcoal/brass

Dining Room

- Newer premium wire brushed American Hickory engineered hardwood flooring by Green Touch
- Three newer windows with custom draperies
- Coffered cross beam ceiling
- Pocket door into living room
- Heracleum II Pendant light in nickel
- Recessed lighting

Updated Kitchen

- Newer premium wire brushed American Hickory engineered hardwood flooring by Green Touch
- Custom cabinetry by Millworx
- Continuous quartz countertop and backsplash
- Sub-Zero side by side fridge, Wolf four-burner gas stove, integrated extraction fan with custom hood, Miele dishwasher, built-in Panasonic microwave
- Appliance garage
- Double sink in matte black by Blanco
- Pantry with pull-outs
- Large window, overlooking the back garden
- Under-cabinet lighting
- Built-in speakers
- Elegant Sonance IPort white aluminum iPad mount and control system
- Recessed lighting

Breakfast Room

- Newer premium wire brushed American Hickory engineered hardwood flooring by Green Touch
- Custom breakfront cabinetry with continuous quartz countertop and backsplash and fluted glass upper cabinets
- Shayne Fox Hardware GEO series knobs and door pulls in brass
- Crown moldings
- Mitsubishi ductless air conditioning unit
- Steps down to the glass garden door with walk-out to back deck and garden
- Recessed lighting

Powder Room

- Pocket door
- Newer premium wire brushed American Hickory engineered hardwood flooring by Green Touch
- Floating quartz countertop with integrated sink
- LumiDesign Backlit Mirror with indirect ambient lighting
- Storage cabinet
- Recessed lighting

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SECOND FLOOR

Second Bedroom

- Newer Red Oak engineered hardwood flooring by Preverco
- Closet with organizers
- Three updated windows with California shutters
- Contemporary ceiling fan

Third Bedroom

- Newer Red Oak engineered hardwood flooring by Preverco
- Closet with organizers
- Decorative fireplace
- Updated window with California shutters
- Contemporary ceiling fan

Fourth Bedroom

- Newer Red Oak engineered hardwood flooring by Preverco
- Closet
- Updated window with California shutters
- Semi-pendant light fixture

Four-Piece Main Bathroom

- Heated polished limestone tile flooring
- Demi-lune shaped vanity with black honed marble countertop and undermounted sink
- Polished nickel designer hardware throughout
- Walk-in shower (with vintage style rain showerhead, adjustable wand, subway tile surround and glass enclosure)
- Air jet soaker tub by Bain Ultra
- Beveled framed mirror
- Medicine cabinet
- Window with Roman blind
- Hotel style towel rack
- Toto toilet
- Two wall sconces (Restoration Hardware)

Office / Sunroom

- Original door with glass inset
- Encaustic tile flooring
- Wrap around updated windows with UV blinds and triple exposure (south, east and west)
- Two designer wall sconces

THIRD FLOOR

Wool broadloom on stairs and two stained glass windows

Primary Bedroom

- Modern industrial glass wall and entry door
- Newer Red Oak engineered hardwood flooring by Preverco
- Walk-in closet / dressing room (with etched privacy glass door, storage cupboards and bay window with UV blinds)
- Triple built-in storage cupboards with shelves
- Gas fireplace with polished limestone wall surround and zinc mantel (Restoration Hardware)
- Open bookshelves
- Bay window with Roman linen blinds
- Two built-in speakers
- Recessed lighting

Three-Piece Primary Ensuite

- Heated encaustic tile flooring
- Interior clerestory windows
- Single vanity (zinc finish, Restoration Hardware) with Carrera marble countertop and undermounted sink
- Polished nickel Asbury hardware, Restoration Hardware
- Walk-in shower (with vintage style rain showerhead, adjustable wand, shampoo niche, subway tile surround and glass enclosure)
- Framed mirror and cabinet (zinc finish, Restoration Hardware)
- Toto toilet
- Two wall sconces (Restoration Hardware)

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LOWER LEVEL

Mudroom area steps down from back garden with slate tile flooring and built-in shoe storage unit

Recreation Room

- Commercial carpet tiles
- Three windows
- Recessed lighting

Desk Area

- Commercial carpet tiles
- Storage cupboard
- Window
- Recessed lighting

Exercise Area

- Commercial carpet tiles
- Closet
- Window

Three-Piece Bathroom

- Ceramic tile flooring
- Vanity with large mirror
- Walk-in shower with ceramic tile surround
- Medicine cabinet
- Window
- Recessed lighting

Laundry Room

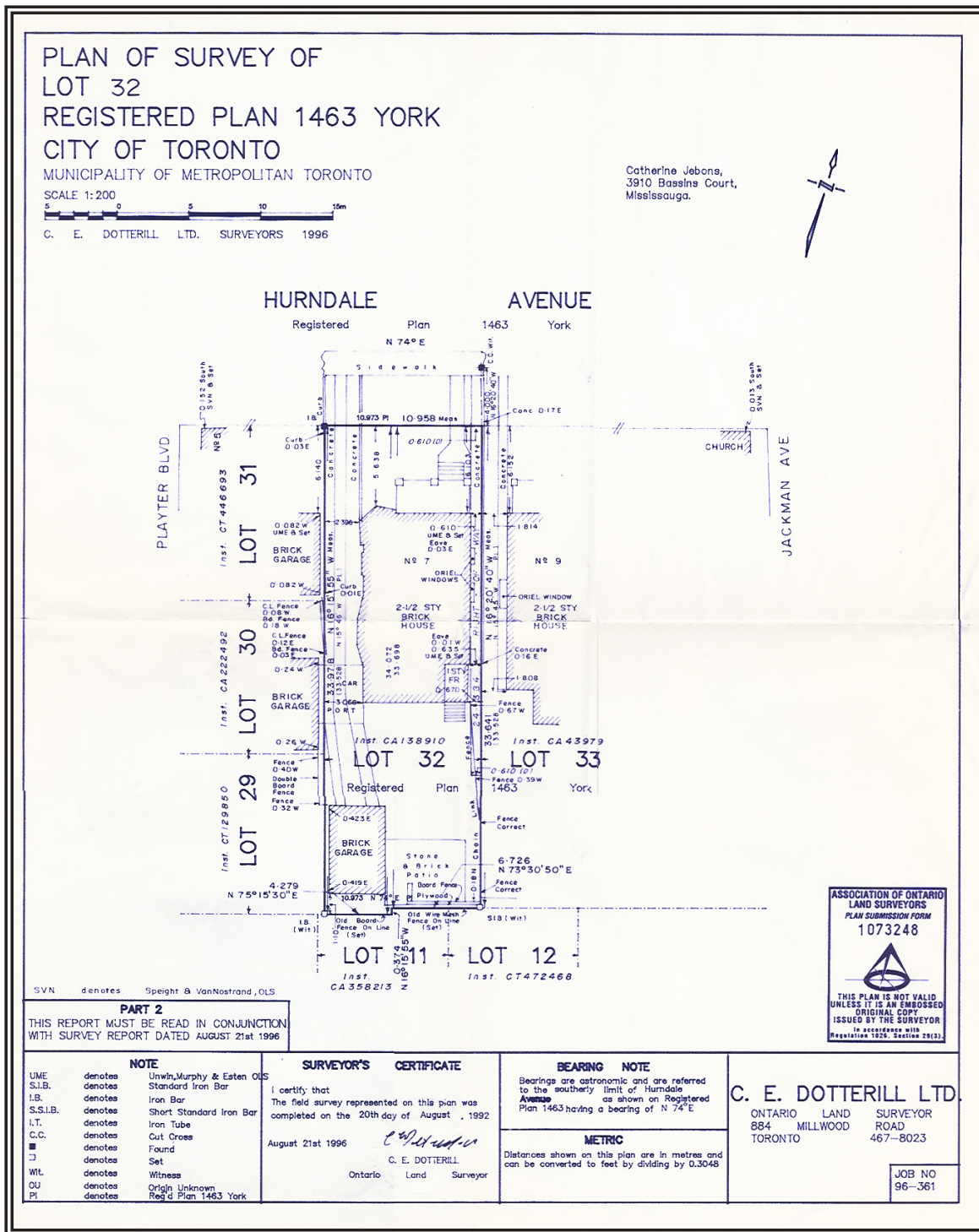
- Painted concrete flooring
- Maytag washer and dryer
- Vintage double laundry sink
- Hanging racks

Storage Room

- Slate tile flooring
- Open shelves and wine racks
- Frigidaire wine fridge
- Window

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C. E. DOTTERILL LTD.884 Millwood Road
Toronto, Ontario M4G 1X1Ontario
Land
SurveyorBus. (416) 467-8023
Fax (416) 467-8043SURVEYORS REAL PROPERTY REPORT PART 2
AND
TRANSMITTAL

August 21st 1996

TO:	ATTENTION:
Catherine Jebons	
DESCRIPTION: 7 Hurndale Avenue	

Dear Madam

Please find enclosed 6 copies of the plan prepared to
illustrate the above noted survey.The survey appears to be in general agreement with the registered
title information

Please note the following remarks:



The fences are off line as shown on the plan.
The south limit is irregular following old fences.
The carport extends to the east wall of the garage to the west.
The concrete walk along the east limit overlaps the lands to the east.
Instrument CA439932 altered the rights of way with the neighbour
to the east. I believe that it is worded incorrectly in the PROVIDED
paragraph on page one. I suggest that
you consult with your Lawyer on
this matter.

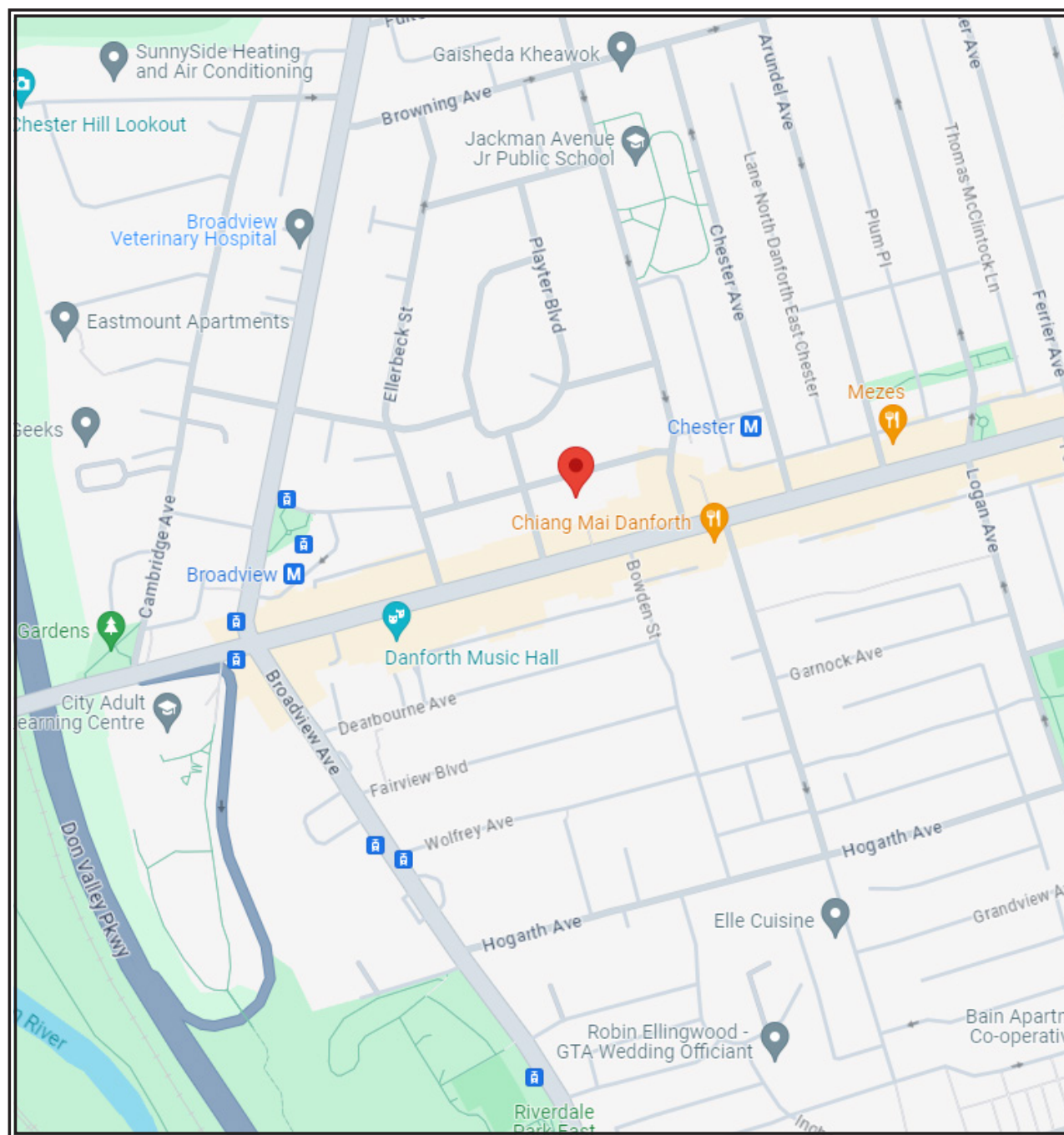
C.E. DOTTERILL LTD.

ONTARIO LAND SURVEYOR

Notes and records of J.S. & J.M. Leitch O.L.S., R.A.H. Silvera O.L.S. & L.S. Loginsky O.L.S., M.B. Wong O.L.S.



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