

Lot Size: 20.85 feet by 116.58 feet
Parking: Lane drive, parking for 2 cars.
Heating: Forced air gas, central air conditioning
Taxes: \$5,543.16 for 2015
Approx. Annual Hydro \$1,456, Gas \$1,019, Water \$650
Utility Cost: Insurance \$1,644
Possession: End of May 2016
Offers: Tuesday, March 29, 2016

Home Improvements:

- ◆ 6” baseboards with door stop molding and 3 1/2” casing.
- ◆ Door hardware is brushed nickel lever hardware.
- ◆ Full oak stairs as installed from main floor to third floor with a piano style paint and stain.
- ◆ Master bedroom closets finished with built ins.
- ◆ Travertine cobble stone in second floor bathroom.
- ◆ White Cadet-3 dual flush low flow, one piece and elongated toilets with soft closing.
- ◆ Kitchen has satin nickel handles.
- ◆ Granite countertop with under mount sinks in kitchen, island and all vanities.
- ◆ Kitchen has a glass backsplash.
- ◆ Stainless steel appliances (gas stove, dishwasher, range hood, fridge & dishwasher).
- ◆ 5” prefinished solid sawn vintage hardwood strip flooring on all 3 floors except basement and tiled areas.
- ◆ Child friendly outlet plugs.
- ◆ Decora light switches with standard dimmers on main, second and third floors.
- ◆ Beautiful 2 year old cedar deck.
- ◆ Frameless glass shower in basement bathroom.
- ◆ Large central power vacuum system with attachments.
- ◆ Central air conditioning system.
- ◆ High efficient furnace and 50 gallon high efficiency hot water tank.
- ◆ 100 amp electrical service with breaker panels. Smoke detectors.
- ◆ One existing exterior hose bib (at side of house).
- ◆ One telephone and one t.v. jack per bedroom, kitchen, family room and basement location.
- ◆ Exterior line voltage electrical lighting, one at front entry and one at the rear door (motion detector activated).
- ◆ Interlocking steps with tumble stone patio, with walkway to parking pad with stone base for 2 parking spaces.
- ◆ Rear yard with planter beds on sides with river rock and pea stone to compliment landscaping.
- ◆ Cedar trees planted to provide privacy screening plus rear yard fence with swing door and latch.

Mechanics:

- ◆ 100amp service, no visible knob & tube, lower roof shingles 10 years left, furnace approximately 4 years old, air conditioner approximately 4 years old, 3/4” copper waterline, updated windows.

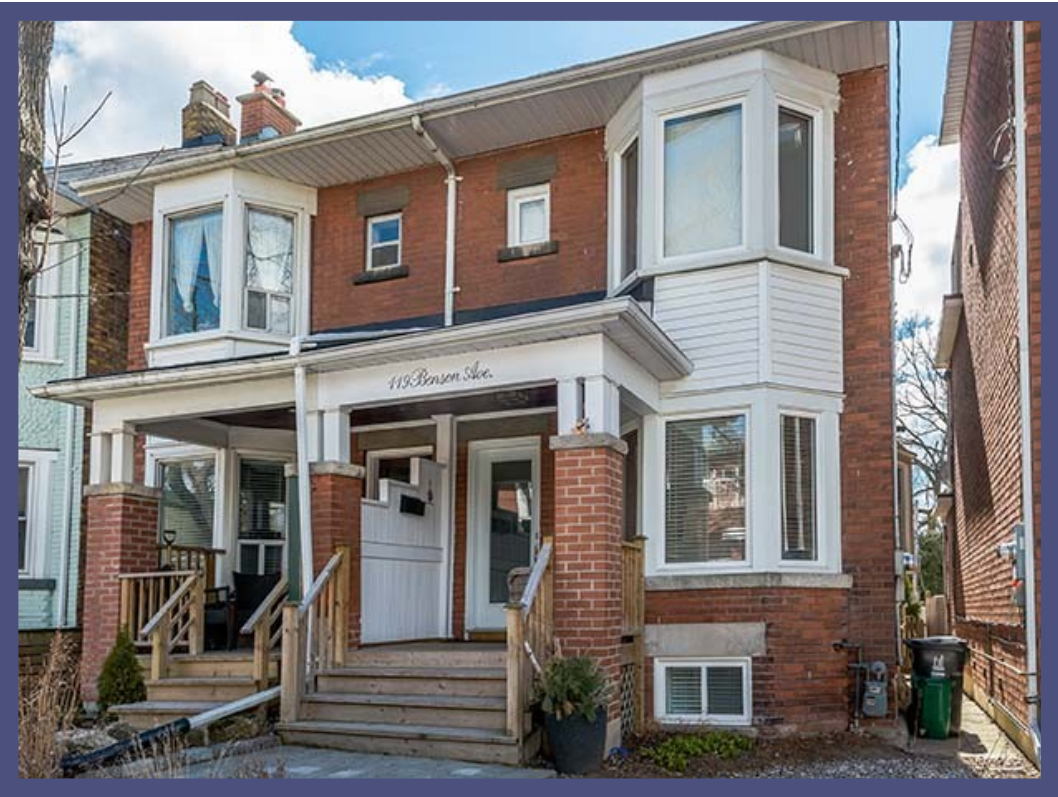
Inclusions:

- ◆ Fridge, stove, dishwasher, microwave, washer, dryer, electric light fixtures, window coverings, t.v.’s and wall mounts, sofa on 3rd floor, all closet organizers, 2 outdoor sheds, Nest thermostat and smoke detector, outdoor hose and roller, central vacuum with attachments, bookshelves in basement, coat rack at front and back door, blue pillow in window seat in master bedroom, alarm system (monitoring extra), bathroom mirrors. **Exclusion:** Barbecue



JOSIE STERN TEAM
ON YOUR SIDE

Welcome to 119 Benson Avenue



Josie Stern
Sales Representative
Cell (416) 568-0001

Price: \$1,049,000

VIEW OUR LISTINGS



Valerie Benchitrit
Sales Representative
Cell (416) 726-9093

Sutton Group-Associates Realty Inc., Brokerage
(416) 966-0300 | www.josiestern.com



119 Benson Avenue

Main Floor

Foyer 6 ft 4 in by 3 ft 10 in

Living Room 12 ft 9 in by 9 ft

Dining Room 13 ft by 8 ft

Kitchen 14 ft by 11 ft

Powder Room

- ♦ Hardwood floors, pot lights, front door with frosted glass insert, closet with organizers.
- ♦ Hardwood floors, open to dining room, gas fireplace, bay window, pot lights, Nest thermostat.
- ♦ Hardwood floors, open to kitchen and living room, window with ledge pot lights.



2nd Floor

Master Bedroom 13 ft 6 in by 12 ft 6 in

Second Bedroom 10 ft 4 in by 8 ft 8 in

Third Bedroom 10 ft 7 in by 8 ft 10 in

4 Piece Bathroom

- ♦ Hardwood floors, upper and lower cabinets, granite countertop, glass backsplash, double stainless steel sink with goose neck faucet, gas stove, stainless steel appliances, stainless steel hood fan, centre island with breakfast bar and drawers, anti slam drawers, pantry, pot lights, frosted glass insert on back door with walk out to yard.
- ♦ Hardwood floors, single sink with single lever faucet and under mount cabinet, pot lights.
- ♦ Linen closet.
- ♦ Hardwood floors, his and her closets with organizers, window seat with under mount drawers, bay window.
- ♦ Hardwood floors, closet with organizers, window.
- ♦ Hardwood floors, closet with organizers, window.
- ♦ Travertine cobble stone floors, single sink vanity with under mount drawers, double mirror medicine cabinet, window with ledge.



3rd Floor

Fourth Bedroom 11 ft 6 in by 11 ft 1 in

- ♦ Hardwood floors, pot lights, double door walk out to fabulous south deck overlooking the city.



Basement

Recreation Room 22 ft 5 in by 14 ft 1 in

3 Piece Bathroom

- ♦ Laminate floors, pot lights, painted exposed brick wall, large closet, above grade windows.
- ♦ Ceramic floors, combined with laundry, single sink vanity with single lever faucet and under mount drawers, glass shower door, pot lights, above grade window.

