

26 Biggar Avenue



Price: \$2,199,000



JOSIE STERN TEAM

O N Y O U R S I D E

SUTTON GROUP ASSOCIATES REALTY INC., BROKERAGE

Josie Stern & Valérie Benchitrit

Sales Representatives
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416.568.0001
josie@josiestern.com

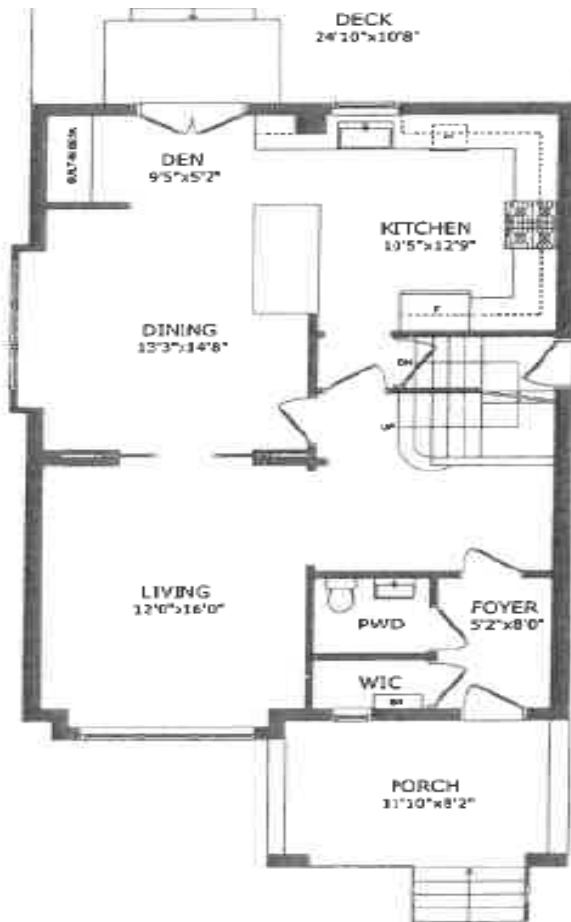
Valerie Direct:
416.726.9093
josievalerie@gmail.com



THIRD FLOOR
 685 SQ FT



BASEMENT
 950 SQ FT



MAIN FLOOR
 958 SQ FT



SECOND FLOOR
 938 SQ FT



Foyer 9 ft 1 inch ceiling height on main floor, hardwood floors, wood trim, decorative wallpaper, off the vestibule which contains hardwood floors, walk in closet with organizers, wainscoting, powder room with stained glass door.



Living Room Hardwood floors, double pocket doors to dining room, tile accent wall, crown molding, sconces, windows.



Dining Room Hardwood floors, open to living room and kitchen, center light fixture, window.



Kitchen— Shelley Kirsch Design, Cork floors, upper and lower cabinets with some glass inserts, ceramic backsplash, stainless steel appliances (KitchenAid fridge, Bosch gas/electric stove, Miele dishwasher, Panasonic microwave), Large stainless steel apron sink with single lever goose neck faucet, desk area with shelves, under mount lighting, Caesar stone countertop, garbage drawer, maple butcher block peninsula, double French door walk out to deck and yard.



Second Floor - Master Bedroom Hardwood floors, closet, windows.



Second Floor - 3 Piece Bathroom Heated marble floors, heated towel rack, single sink, mirror medicine cabinet, separate toilet closet, window.

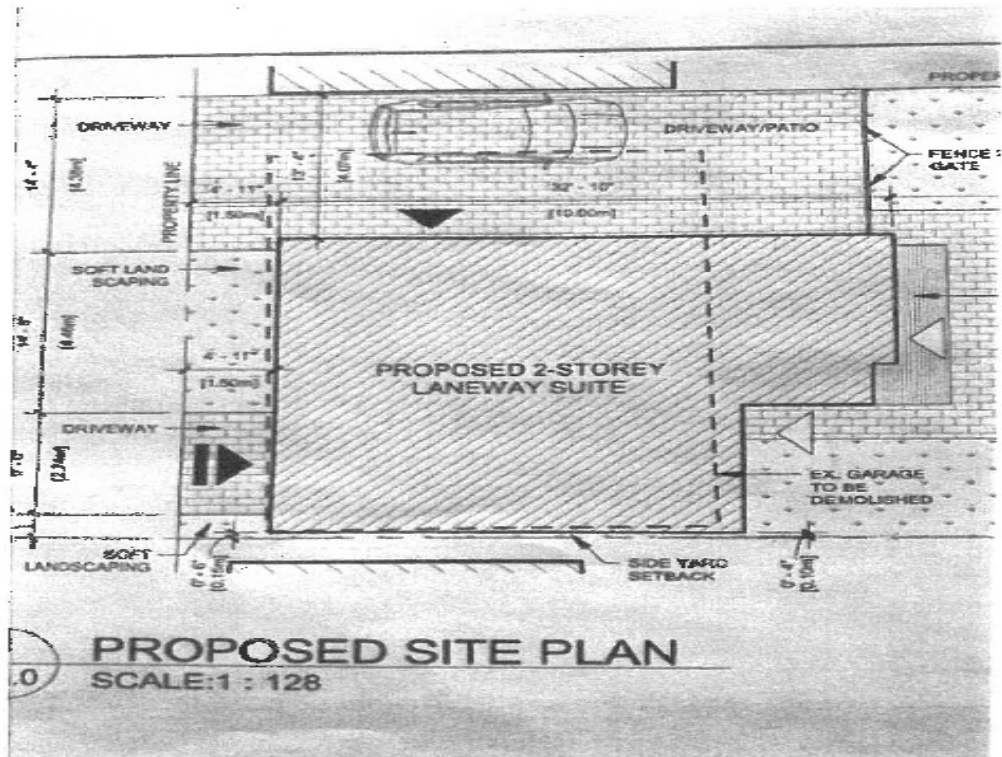


Third Floor - Fifth Bedroom Hardwood floors, closet, windows, ductless air conditioner, 8 ft 8 inch ceiling height.



Backyard Landscaped with perennial gardens by Marjorie Harris.

Proposed laneway housing, detached 2 storey dwelling with carport (total 2 car parking) on the rear laneway (1477 sq ft)




REV.	DESCRIPTION	DATE

SURVEYOR'S REAL PROPERTY REPORT
 PART 1) PLAN AND TOPOGRAPHIC DETAIL OF
 PART OF LOT 137
 REGISTERED PLAN M-312
 CITY OF TORONTO
 1:250
 25
 12.5metres
 VLADIMIR DOSEN SURVEYING,
 O.L.S.

PART 2) SURVEY REPORT
 DESCRIPTION OF LAND:
 PART OF LOT 137, REGISTERED PLAN M-312, PIN 21286-0148(L1)
 REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
 NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED
 BOUNDARY FEATURES:
 POSITION OF FENCES AS SHOWN ON PLAN
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
 BY-LAWS

METRIC
 DIMENSIONS IN HORIZONTALS THIS
 PLAN BE CONVERTED
 FEET BY DIVIDING BY
 0.3048

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2073078



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 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29(3)

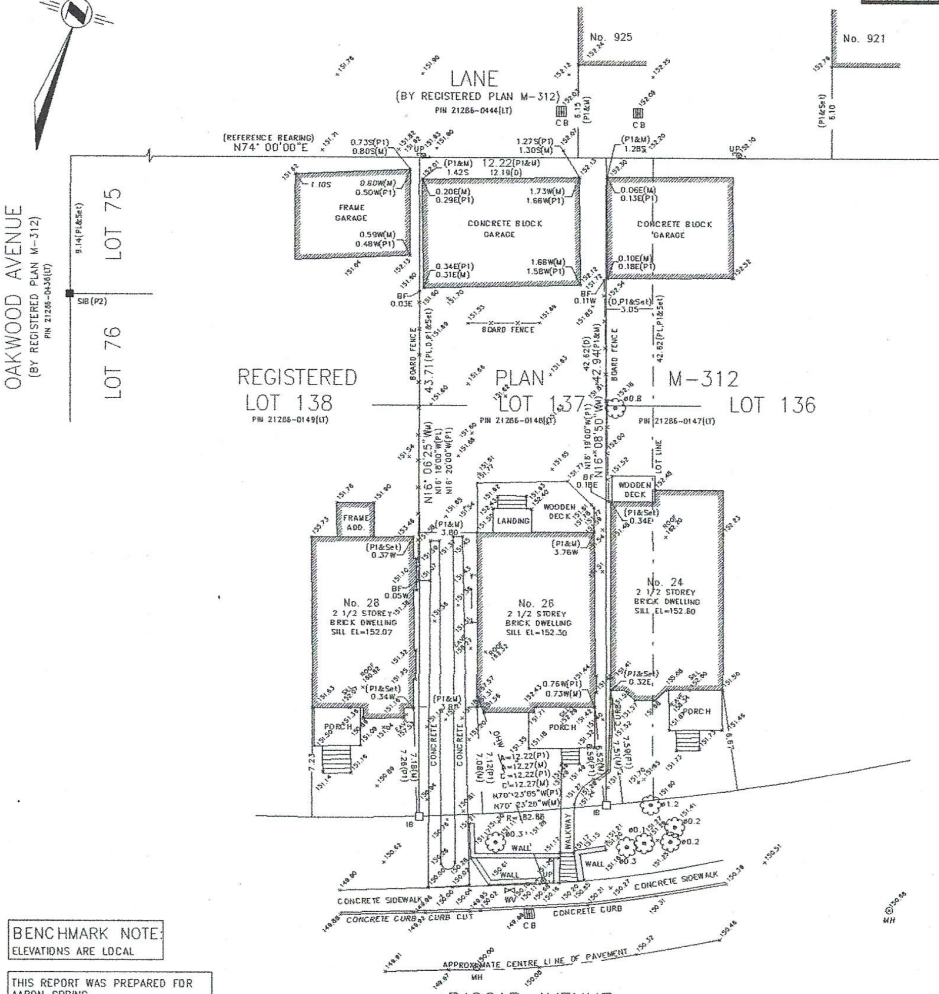
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 AND SITE CONDITIONS. REPORT
 DISCREPANCIES IMMEDIATELY
 PRIOR TO PROCEEDING WITH WORK

LANESCAP INC.
 140 YOUNG STREET, SUITE 200
 TORONTO, ON M5C 1X6
 416 414 9944 x 1

PROJECT
 180005
 DATE
 JAN 04/19
 SCALE

SPRING LANEWAY SUITE
 26 BIGGAR AVE. TORONTO, ON M6H2N4
 EXISTING SURVEY

SHEET
 20.



BENCHMARK NOTE:
 ELEVATIONS ARE LOCAL

THIS REPORT WAS PREPARED FOR
 AARON SPRING
 AND THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY
 OTHER PARTIES.

NOTES AND LEGEND

- DENOTES SURVEY MONUMENT
- DENOTES SURVEY MONUMENT
- DENOTES STANDARD IRON
- DENOTES IRON
- DENOTES WATER
- DENOTES UTILITY
- DENOTES CATCH
- DENOTES FIRE
- DENOTES BOARD
- DENOTES OVERHEAD
- DENOTES INSTRUMENT NO.
- DENOTES REGISTERED PLAN
- DENOTES PLAN BY C. E. DOTTERILL LTD.
- DATED MAY 25TH.
- DENOTES PLAN
- DENOTES WEST
- TREE

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 VLADIMIR DOSEN SURVEYING

CERTIFICATE
 I CERTIFY
 THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN
 ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT
 AND THE REGULATIONS MADE UNDER
 THEM
 2. THE SURVEY WAS COMPLETED ON
 THE 25th DAY OF OCTOBER,
 2018
 NOVEMBER 2nd,
 2018
 DATE
 VLADIMIR DOSEN,
 SURVEYOR

BEARING
 NOTE:
 BEARINGS ARE ASTROMONIC AND ARE
 DERIVED FROM THE NORTHERLY
 LIMIT OF LOT 137
 AS SHOWN ON REGISTERED PLAN M-312
 HAVING A BEARING OF N74°00'00"E

VLADIMIR DOSEN SURVEYING
 SURVEYORS
 5500 SHEPPARD AVENUE EAST
 SCARBOROUGH, ONTARIO M1S 4T8
 PHONE: (416) 466-0440
 EMAIL: vlad@vldosen.com
 26 BIGGAR
 AVENUE
 TORONTO, ONTARIO M6H 2N4
 FILE: X
 BY: VD No. X

26 Biggar Avenue

Lot Size:	40 by 141 feet
Parking:	Private drive, parking for 2 cars, laneway drive with detached garage, parking for 3 cars.
Heating:	Hot water gas, 2 wall unit ductless air conditioners.
Taxes:	\$6,455.08 for 2019
Approximate annual Utility Expenses:	Gas \$1,500, Hydro \$1,533, (Rebate from hydro for solar panels \$1,050)
Possession:	Home Insurance \$1,965, Water/Garbage \$900 4-5 months or to be arranged.

Home Renovations by Seller:

2015-Created main floor powder room, vestibule and walk in front hall closet.

- Installed living room tile accent wall.
- Installed broadloom on stairs
- Installed foyer wallpaper and sconces in foyer and living room.
- Installed master bedroom, 2nd bedroom and 3rd floor windows.
- Removed walls, installed beam, French doors and window in kitchen.
- Refinished front porch and installed railing.
- Landscaped front and back yard with perennial plants, trees, shrubs and created gardens by Marjorie Harris Design.

2010-Renovated the recreation room.

2009-Renovated kitchen with new countertops, cabinets, backsplash etc.

2007-Renovated 2nd floor main bathroom.

Inclusions:

- 2 fridges, stove, dishwasher, microwave, washer and dryer.
- Closet organizers.
- Electric light fixtures, window coverings.
- Gas line for BBQ.
- 2 ductless air conditioners.
- Electric garage door opener with remote.

Mechanics:

- 100 amp service, 5 % visible knob and tube
- Roof shingles approximately 3-5 years left.
- 1" Copper plumbing.
- Many updated windows.