

Welcome to 99 Ascot Avenue



\$1,199,000



Josie Stern

Sales Representative
Cell (416) 568-0001

JOSIE STERN TEAM

ON YOUR SIDE

SUTTON GROUP ASSOCIATES REALTY INC., BROKERAGE

Valerie Benchitrit

Sales Representative
Cell (416) 726-9093

Sutton Group-Associates Realty Inc., Brokerage (416) 966-0300

www.josiestern.com

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Main Floor

Foyer	13 ft 7 in by 3 ft 9 in	Ceramic and laminate floors, built in shoe cabinet.
Living Room	11 ft 4 in by 10 ft	Laminate floors, shelving, 2 cabinets, open to dining room, window.
Dining Room	14 ft by 11 ft 8 in	Laminate floors, open to living room, Honeywell thermostat, pot lights, window.
Kitchen	12 ft by 11 ft 8 in	Laminate floors, upper and lower cabinets, quartz countertop, stainless steel appliances, single stainless steel sink with single lever faucet, garbage door, lazy Susan, pot lights, tile backsplash.
Mudroom	7 ft 10 in by 3 ft 10 in	Laminate floors, window, walk out to yard.
4 Piece Bathroom		Ceramic floors, single sink with single lever faucet and under mount cabinets, cabinet with shelves, window.

Second Floor

Primary Bedroom	14 ft 7 in by 11 ft 7 in	Parquet floors, closet, wall to wall wardrobe with drawers, bay window.
Second Bedroom	12 ft 4 in by 9 ft 5 in	Broadloom, closet, window.
Third Bedroom	11 ft 8 in by 7 ft 3 in	Broadloom, window, tandem room.
Tandem	8 ft 5 in by 7 ft 8 in	Broadloom, window.
3 Piece Bathroom		Tile floors, single sink vanity with under mount cabinets and single lever faucet, shower with glass doors and shower niche, window, large medicine cabinet.

Basement

	(Ceiling Height 6 ft 6 in)	Separate entrance.
Recreation Room	19 ft 8 in by 10 ft 1 in	Commercial grade vinyl floors.
Kitchen	11 ft 5 in by 6 ft 8 in	Commercial grade vinyl floors, lower cabinets, single stainless steel sink with single lever faucet, walk out to yard, above grade window.
Bedroom	10 ft 4 in by 10 ft 3 in	Commercial grade vinyl floors, above grade window.
4 Piece Bathroom		Ceramic floors, single sink with under mount cabinets and single lever faucet, above grade window.

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Home Improvements and Features as per Seller

2022

- *Painted most interior walls.
- *Installed commercial grade vinyl flooring in mudroom.
- *Replaced thermostat.
- *Replaced broodloom on staircase to 2nd floor, 2nd and 3rd/tandem bedroom.
- *Installed new cordless window blinds.
- *Updated front door handle.
- *Painted the exterior of the house

2021

- *Installed shoe cabinet in foyer.

2020

- *Replaced main kitchen refrigerator.

2019

- *Installed vinyl flooring and renovated the basement kitchen with new fridge, stove & rangehood.
- *Installed new cabinets and shelving in main floor living room.
- *Renovated 2nd floor bathroom including leveling the flooring.
- *Landscaped the front and backyard.
- *Replaced most windows with high efficiency windows.
- *Added shelving and coat rack in mudroom.

2018

- *Installed laminate flooring on main floor.
- *Updated main floor kitchen with new quartz countertops, gas stove, rangehood and dishwasher.
- *Updated kitchen wiring.
- *Updated main floor bathroom with new cabinet and sink.
- *Installed new light fixtures in kitchen and living room.
- *Installed primary bedroom wardrobe.
- *Updated water mainline from lead to copper and updated plumbing for improved water pressure.
- *Updated the electrical panel to 200 amp service.
- *Painted garage door and installed automatic garage door opener.
- *Replaced rear back door.

2017

- *Replaced washer and dryer.
- *Replaced furnace, air conditioner and air filter.

- *Dimmable LED pot lights.
- *200amp service
- *Air filter and humidifier throughout the house.
- *Basement has separate entrance.

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Home Improvements as per Seller

Inclusions:

2 fridges, 2 stoves, dishwasher, microwave, washer, dryer, electric light fixtures, window coverings, electric garage door opener, primary bedroom wardrobe, living room 2 cabinets & shelvings, main floor bathroom cabinets, 2nd bedroom & mudroom shelving.

Lot Size: 18 feet by 120 feet

Heating: Forced air gas, central air conditioning

Taxes: \$3,981.18 for 2022

Parking: Lane drive with detached garage.

Approximate Annual Expenses:

Gas \$1,482

Hydro \$2,188

Water/Garbage \$849

Home Insurance \$1,360