

220 Fairview Avenue, Toronto

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Stylish Home!

Welcome to 220 Fairview Avenue ~ A lasting first impression inside and out! Pretty front covered porch greets you to this adorable gem in the heart of the city.

Main Floor

Living Room:

- ~ Double French doors
- ~ Dark stained Parquet wood floors
- ~ Large front facing picture window

Kitchen:

- ~ Breakfast bar/desk
- ~ Tin ceiling
- ~ Tile floor
- ~ Ample cupboard & counter space

2 Piece Powder Room:

- ~ Fun tin ceiling

Dining Room:

- ~ Dark stained Parquet wood floor
- ~ Picture window facing the back
- ~ Wide entry to living room

Sun/Mud Room:

- ~ 3 sets of sliding doors walk out to the back deck and garden
- ~ Walk-out from kitchen
- ~ Many hooks for coats at front door

Second Floor

- ~ Linen closet & hardwood floors through halls & bedrooms

Master Bedroom:

- ~ Wall to wall closets with double sliding doors
- ~ 2 front facing picture windows

2nd Bedroom:

- ~ His & Hers closets
- ~ Built-in dressers
- ~ Picture window overlooking the back garden

3rd Bedroom:

- ~ Overlooks the back garden

4 Piece Family Bath:

- ~ Renovated

Lower Level

- ~ Walk-up to the front garden
- ~ Large open storage room
- ~ Open area for recreation room
- ~ Laundry & utility area
- ~ Tile floors

Upgrades & Improvements

2013 ~ Tuck pointing

2011 ~ Installed high efficiency gas furnace

2010 ~ Replaced the roof

2009 ~ Fully fenced the backyard plus gate

2008 ~ Added Main floor Powder Room

2007 ~ Built back deck

No Knob & Tube!

Taxes 2012: \$3293.02	Approx Sq Ft. 2140 (includes lower level)		Possession: 60 Days / TBA
Bedrooms: 3	#Baths: 2	Parking: : Laneway parking for 1 car (oversized wide spot)	Lot size: 17.12' x 120'
Inclusions: Fridge, stove ("as is"), built-in dishwasher, washer, dryer, window coverings & electric light fixtures and ceiling fans, built-in shelving in lower level, front hall hooks, hot water tank (rental).			
Approximate Annual Expenses 2012: Hydro: \$1231.00 Heating/Gas: \$1412.00 Water: \$357.00			

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The Julie Kinnear Team
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Guiding you home

