

122 SUN ROW DR

HIGHLIGHTS

Square Footage:

- 1,315 Sq Ft + 1,375 Sq Ft Below Grade

Property Highlights:

- Potential for basement in-law or nanny suite
- Highly coveted Royal York Gardens neighbourhood
- Excellent school district: Father Serra
- Walk to Richview Library and public transit
- Close to Weston go station (UP and GO transit) – 15 minute commute to union station

Property Upgrades:

- Windows in basement facing rear of home (2023)
- Living & Dining Renovation: Resurfacing floors, custom made cabinetry, living room window and sliding door to patio (2021)
- Windows in rear bedrooms (2020)
- Side door (2020)
- Interior closet systems for kids rooms (2017 & 2020)
- Basement renovation: rec room and kitchen addition (2019)
- Porch flagstone and exterior parging (2019)
- Upstairs bathroom renovation including caesarstone countertop (2018)
- Sump pump (2018)
- Interior and Exterior Waterproofing (2018) – 25 year transferable warranty
- Spray foam insulation in rear bedrooms – 2lb closed cell foam (2016)
- Side Deck (2016)
- Furnace & Air Conditioner (2015)
- Blown insulation in attic (2014)