



## **Welcome to 21 Arundel Ave**

Located in Sought After Playter-Estates

**Total Square Footage:** 1,825 sq ft + 680 sq ft below grade

**Garage Square Footage:** 480 sq ft + 480 sq ft second floor studio

### **Property Highlights:**

- **Above Garage Studio** - built in 2016. Full electrical. Large open 480 square feet - ideal for use as an office, studio or yoga space.
- **Front Yard Rain Garden** - built as part of a joint city initiative to address flood water damage in city water systems during large rainstorms. Lined with permeable fabric, limestone and beautiful river rocks. Eavestroughs drain into the recessed garden to soak into the ground rather than run into the street. Planted with native plants, needs minimal upkeep.
- **Antenna** - there is a low profile over-the-air antenna attached to the chimney that can be connected to any TV to watch live TV. Useful for live sports on US networks, with real American commercials!
- **Solar Panels** - 2 kw solar array on roof with inverter connected to electrical panel. Installed in 2005, it has been producing passive income of approx \$2,000 yearly since 2006 as part of the MicroFit program with Toronto Hydro.
- Gas Fireplace
- High Ceilings on Main Floor
- Large Bedrooms with Generously Sized Closets
- 3rd Floor Primary Retreat with Ensuite, Built-In Closets and Large Deck
- Recreation Room in Basement
- Double Car Garage Complete with EV Charger
- Outstanding Community
- Steps to Danforth with its array of shops, restaurants and cafes
- Jackman Ave Junior Public School & Earl Grey Senior Public School