

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



13 Kitchener Avenue, Toronto



Detached Bungalow On Premium Lot

Welcome to 13 Kitchener Avenue. This affordable detached bungalow is a wonderful opportunity in a great neighbourhood.

Owner has invested in numerous updates including furnace, roof, deck, eaves-troughs, bathrooms and more. Great value!

Over-sized lot is 143 feet deep with mature trees and plenty of room for entertaining. Large deck area has been rebuilt within last few years. Separate entrance.

Quiet neighbourhood with nearby parks and schools along with convenient access to shopping and TTC.

Features and Highlights

- one bedroom plus den
- two full bathrooms
- hardwood in living and master bedroom
- furnace replaced (November 2006)
- roof reshingled
- soffit, fascia, gutters and downspouts (January 2015)
- deck recently rebuilt
- gas dryer
- gas stove
- separate entrance
- oversized property (143 ft deep)
- renovated bathrooms
- eat-in kitchen

Front Entrance

- covered front porch
- newer soffit and fascia
- welcoming first impression



Foyer

- open to living room
- natural light

Living Room (13'2" by 10'3")

- hardwood flooring
- decorative fireplace
- large window



Master Bedroom (11'4" by 10'8")

- hardwood flooring
- large window
- ceiling fan

Kitchen (13'3" by 10'8")

- upgraded flooring
- crown moulding
- lots of natural light
- gas stove



Kitchen

- eat in area
- side entrance

Back Room (8'0" by 7'5")

- bright
- flexible space



Main Floor Bathroom

- nicely updated
- four-piece

Recreation Room (11'2" by 12'5")

- laminate flooring
- pot lighting



Bedroom/Den (7'2" by 10'5")

- laminate flooring
- double closet
- pocket doors



Wet Bar/Kitchenette

- laminate flooring
- sink
- mini fridge



Downstairs Bathroom

- updated
- three-piece

Deck - Separate Entrance

- separate entrance to lower level
- large wrap-around deck



Backyard

- oversized yard (143.83 feet deep)



Backyard

- lots of room
- mature trees



Backyard

- large storage shed
- separated area at back of yard

Inclusions: Fridge, Gas Stove; Washer and Gas Dryer; Existing Light Fixtures; Existing Window Coverings (except as excluded); Storage Shed

Exclusions: Hot Water Heater (rental), Wall Mirror (upstairs bathroom); Master Bedroom Draperies

Legal Description: PT LT 195 PL 1530 TWP OF YORK AS IN TB851901; TORONTO (YORK)
Property Size: 25 feet by 143.83 feet
Property Taxes: \$2,379 for 2014



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