



11 SANDFORD AVENUE

PROUDLY PRESENTED BY AUDREY AZAD

This lovely character-filled home in desirable Leslieville features a renovated kitchen and two bathrooms, hardwood floors, high ceilings, California shutters, two gas fireplaces, a high ceiling basement with a separate entrance, a detached garage and 3 parking spaces. A deep and exquisitely landscaped garden with waterfall, fish pond and pergola makes it the perfect retreat to relax and unwind. You will fall in love!

ASKING PRICE \$549,900.⁰⁰

PROPERTY TAXES \$3,079.³⁵/2010

LOT SIZE 20 feet x 173 feet

POSSESSION June 9th/ To be arranged

PARKING Single garage (1 space)
+ 2 spaces

HEATING High efficiency furnace with
humidifier and electrostatic filter

WATER Tankless water heater (rental \$30/m)

INCLUSIONS

- Stainless Steel LG fridge with water filter & ice maker
- Stainless Steel GE Profile ceramic stove top
- Stainless steel Bosch dishwasher
- Microwave
- Reverse osmosis H2O filter in kitchen sink
- Pantry in mudroom
- LG front loader washer & dryer
- Glass shelves in bathroom
- 3rd floor plasma TV
- All electrical light fixtures
- All window coverings
- Electric garage door opener
- Pond, equipment & fish
- Pergola
- High efficiency Furnace with humidifier & electrostatic filter
- High efficiency air conditioner

EXCLUSIONS

- Master bedroom closets
- Master bedroom TV & bracket
- Second floor den TV & bracket

A Carson Dunlop/Boulevard Home Inspection Report dated April 5th, 2010 is available for your convenience and information purposes only. Any reliance on this report and its content is at the buyers own discretion.



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ROOM FEATURES

EXTERIOR

- New Front Roofs by Avenue Road Roofing (2004)
- New front porch (2008)
- All new downspouts (2009)
- Professionally landscaped garden with cobblestone patio and walkway and pergola
- Professionally installed pond and waterfall with 2 year old goldfish (they last through the winter!) (2008)
- New garage door with opener (2007)
- New cedar rooftop deck installed off second floor bedroom (2007)
- Wood fence for enhanced privacy (2007)
- Three car parking, newly paved with gravel.

"BEHIND-THE-SCENES" STRUCTURAL UPGRADES

- All new wiring – no knob and tube (2004)
- City gas, waterlines & drains have all been updated
- All interior plumbing updated to $\frac{3}{4}$ inch supply
- New drains installed (2005)

ECO-UPGRADES

- New high efficiency furnace with electrostatic air filter & humidifier
- High efficiency air conditioner (2009)
- New tankless hot water heater – rental (2009)
- 2nd floor flat roof insulated with cellulose (2009)
- Basement headers insulated (2009)
- Professional air sealing/draft proofing (2009)
(All baseboards and window sills throughout entire house)
- Attic roof professionally insulated (2009)

*** *The result has been a 40% improved energy efficiency rating and a 20% reduction in monthly gas bill*

MAIN FLOOR

- Extra high 9 foot ceilings
- New Valor gas fireplace installed in dining room (2005)
- Hardwood floor in living and dining room and hallway
- California shutters
- Newly carpeted stairs (hardwood beneath)
- New slate tile flooring in kitchen and hallway (2009)
- New matching backsplash in kitchen (2007)
- All stainless steel premium appliances:
 - LG counter-depth French door fridge with water filter and ice maker;
 - GE Profile flat-top stove,
 - Panasonic convection microwave,
 - Bosch ultra-quiet dishwasher,
 - Broan ultra quiet fan
- Reverse osmosis water filter in sink (2009)
- Extra pantry in mud-room
- Two-piece powder room on main floor

SECOND FLOOR

- Hardwood floors in all 3 bedrooms
- Newly carpeted hallway (hardwood beneath)
- California shutters throughout
- Large master bedroom with Valor gas fireplace (2006) bay window & remote controlled ceiling fan
- New five-piece spa bathroom with deep soaker tub, granite counter top, heated floors & marble tiles (2007)
- The third bedroom (den) has a remote controlled ceiling fan and access to an outdoor deck with treetop view.

THIRD FLOOR

- Fourth bedroom/Office with storage
- 42 inch flat panel plasma TV