

SEVENTY-THREE ASTLEY AVENUE

NORTH ROSEDALE

Welcome to this most delightful and fully renovated Cape-Cod Style family home located on a wonderful family oriented street. This house and property are a real treat to view. The renovations are high quality and the house shows “pride of ownership”. The exterior is very pretty and once inside you see and feel the large tailored principal rooms with excellent flow. The ground floor enjoys a lovely Living room with gleaming hardwood floors and a gas fireplace. It opens to the spacious Dining room which opens to the Family room which also has a gas fireplace and lovely treed ravine views. The house is infused with an abundance of natural light. The renovated eat-in gourmet kitchen enjoys large counter top space and has optional eating areas. The highlight is the large picture window with full tree top views.

The second floor is also very bright and airy. The Master suite has tall cathedral ceilings and expansive sleeping and sitting areas. The large picture window of the ravine is very tranquil. Off the Master bedroom is the 6 piece spa inspired ensuite with heated floors. The walk-in closet has recently been re-fitted creating excellent display and hanging areas. There are another three very good sized bedrooms and a family sized 4 piece bathroom. The landing provides for a spacious home office.

The Lower Level enjoys tall ceilings and bright airy rooms. The rear part of the house has a wonderful games room and has a direct walk-out to the rear deck. Adjoining the Games room is an open Media room for entertainment. There is “roughed in” plumbing for a bar sink. At the front of the house is the Nanny’s bedroom, a 4 piece bathroom and Mudroom with access from the side door located off the driveway. There is ample storage provided in the Lower level.

Once outside on the large rear deck, one can only imagine that they are still nestled in the middle of the City. The views of the ravine system are amazing as there is always something to look at in all directions. The deck has been set up for either gentle relaxation or it lends itself to wonderful entertaining.

Please enjoy this very special house which has fine bespoke finishes and is an ideal home to live in and enjoy for many years to come. Nearby, are some of the City’s finest parks, schools, shops with easy access to the TTC and road system. This truly is “Country living in the City”.

MAIN FLOOR

FRONT RECEPTION:

- Ceramic floor tiles
- Hall coat closet

LIVING ROOM:

- Hardwood floors
- Bay window
- Pin ceiling lights
- Gas fireplace with granite surround
- Combined with dining room

DINING ROOM:

- Hardwood floors
- Opens to family room
- Combined with living room

FAMILY ROOM:

- Hardwood floors
- Gas fireplace with granite surround
- Overlooking rear garden and ravine
- Pin lights

KITCHEN:

- Renovated kitchen (2016)
- Glass back splash
- Slate floors
- Caesar stone countertops including kitchen island
- White cabinetry
- Pin lights
- Pantry
- Built-in wine rack with glass cabinet doors
- Generous breakfast island
- Double stainless steel sink
- Under counter lighting
- Stainless steel appliances (please see under inclusions)

BREAKFAST ROOM:

- Hardwood floors
- Pin lights
- Bay window overlooking rear garden and ravine
- Glass railing leading to second floor and lower level

2-PIECE POWDER ROOM:

- Pedestal sink
- Slate floors

SECOND FLOOR

Wooden and glass staircase railing leading to second floor with hanging chandelier

HOME OFFICE:

- Vaulted ceiling
- Skylights
- Hardwood floors
- Glass stair railing
- Two (2) linen cupboards

MASTER BEDROOM:

- Broadloom carpet
- Bay window overlooking rear garden and ravine
- Vaulted ceiling
- Sky lights
- Fitted and custom design walk-in closet with professionally installed glass cabinets and drawers with numerous clothes racks (interior lighting of glass cabinets for shoe display)

ENSUITE BATHROOM:

- Heated floors
- Double sink vanity
- Very large walk-in shower with two (2) rain shower heads
- Skylight
- Separate soaker bath tub
- Hanging chandelier over bathtub

BEDROOM #2:

- Broadloom carpet
- Vaulted ceiling
- Double closet

BEDROOM #3:

- Broadloom
- Vaulted ceiling
- Bay window
- Built-in shelving and hanging racks in double closet

BEDROOM #4:

- Broadloom
- Vaulted ceiling
- Bay window
- Built-in shelves and hanging racks in double closet

4-PIECE BATHROOM:

- Tile floor
- Single vanity with granite counter top
- Skylight
- Handheld rain shower nozzle in shower
- Tile tub/shower surround

LOWER LEVEL

Two (2) staircases leading to lower level

Side door access to house from driveway

MUD ROOM:

- Broadloom
- Built-in corner cabinet with shelves

NANNY'S ROOM:

- Broadloom
- Closet

4-PIECE BATHROOM:

- Pedestal sink
- Tile tub/shower surround
- Hall closet

STORAGE ROOM:

- Built-in shelves
- Wash sink

MEDIA ROOM:

- Broadloom
- Pin lights
- Rough-in plumbing for bar sink

GAMES ROOM:

- Broadloom
- Patio doors to rear deck and garden
- Pin lights
- Glass staircase

INCLUSIONS

- All attached electric light fixtures
- All curtains and rods except as excluded
- Wired security system
- Curtain rod in dining room
- All attached window blinds
- Floating shelves in media room
- Shelves in storage room
- Ceiling fan on second floor
- All existing window screens
- One (1) Samsung washer and One (1) Samsung dryer (stackable full-size)
- One (1) Wolf stove with four (4) gas burners on stove top and with electric oven
- One (1) LG side by side stainless steel fridge with bottom freezer
- One (1) stainless steel Frigidaire dishwasher
- One (1) Miele exhaust fan
- One (1) Panasonic microwave

EXCLUSIONS

- All lift off mirrors and art
- All televisions, speakers, and components
- Four (4) kitchen stools
- All baby gates
- All garden furniture and statuary
- Gas BBQ on rear deck
- Bedroom #3 and Bedroom #4 curtains and rods
- Curtains in dining room, Curtains in two front bedrooms covering closets and Curtains in storage room

IMPROVEMENTS

- Newer windows
- Interior freshly painted throughout
- Media room rough-in plumbing for sink
- Added lower level mudroom and Nanny's bedroom
- Shelving added to Storage Room
- 200 amp wiring service at source
- New air conditioning compressor
- Some electrical baseboard heating
- Floating shelves in media room
- Custom designed steel post, glass and wooden stair rail
- Re-done kitchen in 2016
- New pin ceiling lights in kitchen
- Re-designed front reception
- Wall opened between dining room and family room and added structural beam
- Customized walk-in closet in master bedroom with spot lighting in glass cabinets
- Additional pin ceiling lights in master bedroom walk-in closet
- Additional pin ceiling lights in kitchen

OFFERED AT: \$2,650,000.00

• LOT SIZE: 33.33 FT X 222.33 FT (See Survey)

TAXES: \$10,415.91 (2016)

LEGAL DESCRIPTION: Plan 920 BLK D Pt Lot 11

DRIVEWAY: Private (Parking for two cars)

HEATING: Gas Forced Air and Central Air Conditioning

POSSESSION: 120 Days or TBA

• MORTGAGE: Treat as clear

UTILITIES as supplied by the owner

Hydro \$530.70 – for 2 months

Gas \$94.19

Home Inspection from Carson and Dunlop (June 2017) available from Listing Agents.

Schedule 'D'

PART OF LOT 11 IN BLOCK D REGISTERED PLAN 920 CITY OF TORONTO MUNICIPALITY OF METROPOLITAN TORONTO

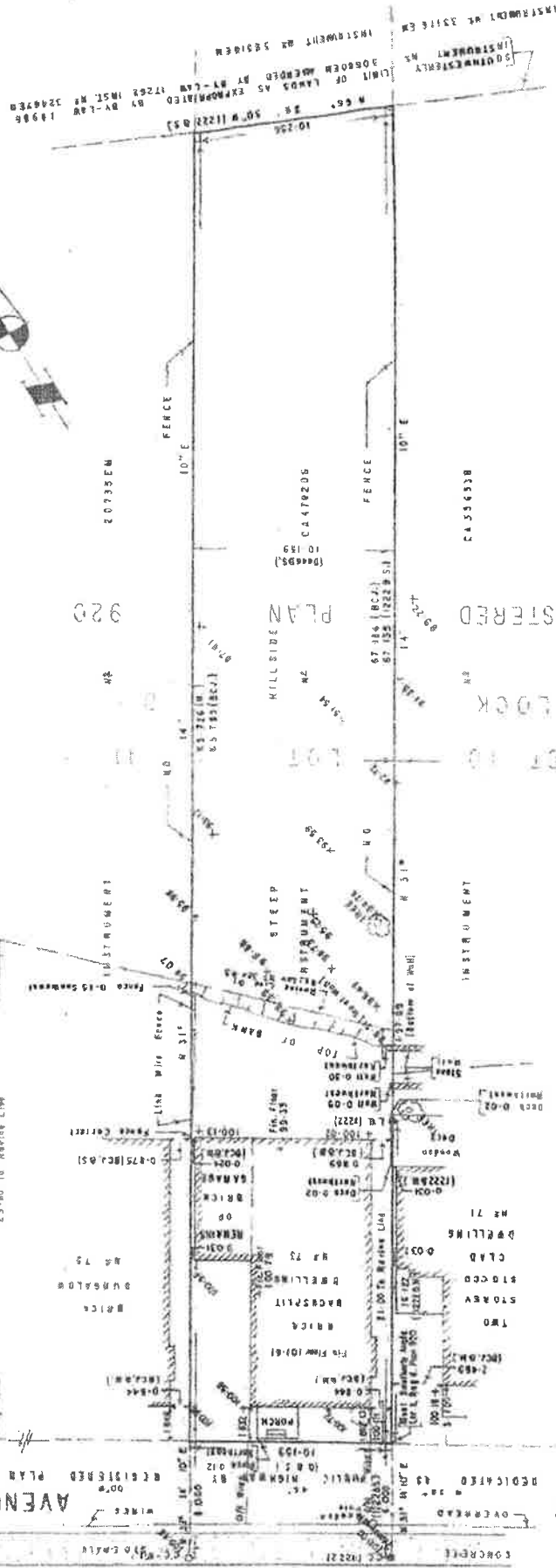
THIS REPORT WAS PREPARED FOR:
35 SIMA AXAR,
35 ASTLEY AVENUE,
TORONTO, ONTARIO.
THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES.

Scale 1:200

8.000
(122284.1)

AVENUE
REGISTERED PLAN 920

20 meters
JOHN BRISQWIRE O.L.E.
COPYRIGHT 1987
METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



NOTES AND LEGEND

- 1. BARRIERS ARE ASTROBOMBIC AND ARE REFERRED TO THE NORTH EASTLY LIMIT OF ASTLEY AVENUE AS SHOWN ON REGISTERED PLAN 920 HAVING A BEARING OF N 89° 48' 00\"
- 2. DEMOLITION CUT CORNER
- 3. DITCHES SURVEY MONUMENT FOUND
- 4. DITCHES SURVEY MONUMENT FOUND
- 5. DITCHES SURVEY MONUMENT FOUND
- 6. REGISTERED PLAN 920

PART 2 - SURVEY REPORT

- 1. THE SURVEY APPEARS TO BE IN AGREEMENT WITH THE REGISTERED TITLE INFORMATION AND THERE ARE NO DIFFERENCES.
- 2. THE TITLE SEARCH OF THE PROPERTY REVEALS THAT THE PROPERTY IS OWNED BY THE CITY OF TORONTO AND THE SOUTH EAST OF THE SUBJECT PROPERTY ENCLOSED AS SHOWN ON THE SURVEY.
- 3. THE ABOVE INFORMATION IS THE PROPERTY WAS ACQUIRED BY THE CITY OF TORONTO.

SURVEYOR'S CERTIFICATE

- 1. I CERTIFY THAT:
THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SUBDIVISION ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER;
- 2. THE SURVEY WAS COMPLETED ON THE FOLLOWING DATE:

ASSOCIATION OF ONTARIO
LAND SURVEYORS

ASTLEY AVENUE

REGISTERED
BLOCK
D

PLAN
920

ROD

INSTRUMENT NO. 23116 CM
INSTRUMENT NO. 23116 CM
LIMIT OF LANDS AS EXEMPTED BY BY-LAW 1728 INST. NO. 224878
BY BY-LAW 1998



SUMMARY REPORT

The enclosed report summary, for prospective buyers, reflects the key findings of our recent inspection at 73 Astley Avenue, Toronto.



ABOUT THE HOME

This well-built home is in good condition overall and has been well renovated.

The asphalt shingle roof covering is relatively young and in good repair. The asphalt shingles are premium quality and may be expected to last longer than conventional shingles.

The exterior of the home is well maintained and the siding is in good condition overall. The solid masonry/wood frame exterior walls are supported by poured concrete/masonry block foundations and the structure shows very little movement over the life of the building.

The home is equipped with a 200-amp electrical service. This is larger than typical for a home such as this, and should provide excellent electrical capacity for the home. The visible distribution wiring is copper. This is the preferred wiring material. The breaker panel provides a large number of circuits, which helps ensure good performance of the electrical system. The presence of arc fault circuit interrupters indicates that the electrical system has been provided with modern safety devices.

The air conditioner is five years old, with a typical life expectancy of ten to fifteen years. The copper supply and plastic waste piping may be expected to provide many more years of service.

The house has recently been updated and the basement has been professionally finished.

High quality interior finishes were noted throughout the home and the windows have been upgraded to modern double-glazed units.



ITEMS THAT REQUIRE ATTENTION

The nineteen-year old furnace is nearing the end of its life expectancy. Continue to use and service it annually until replacement is necessary. (Cost: \$3,500 - \$8,000)



FOR THE BUYER

This Summary is helpful, but it's not enough information to make a decision about buying a home. A complete home inspection includes an Onsite Review with the home inspector and your own copy of the inspection report. To book your Onsite Review and get a full report, call us at 800-268-7070. The fee is \$260. Without an Onsite Review, our obligation and liability is limited to the seller.

What is a Home Inspection?

A home inspection and the follow-up report is an in-field performance evaluation conducted to provide information about the present condition of the home from a functional standpoint, based on a visual inspection of the readily accessible features.

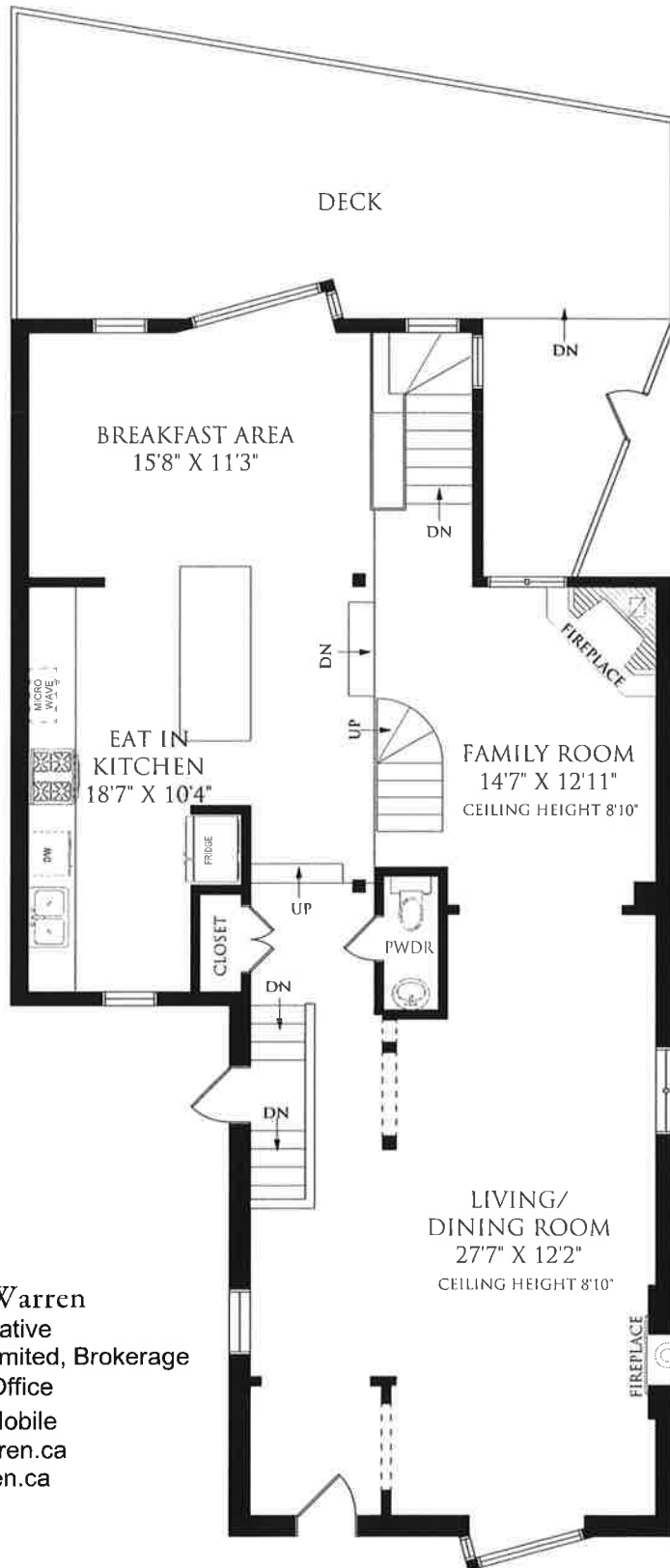
About the Summary Report

This Summary reflects some of the key findings from our inspection. The Summary is not a home inspection report, and it does not contain all the information provided in the full report. It should not be relied on to make a home buying decision.

The Carson Dunlop Difference

We are a consulting engineering company that has been dedicated to home inspection since 1978. As Canada's oldest and largest home inspection company we have performed tens of thousands of inspections. We have been involved in shaping the profession, providing education and report writing systems that are used across North America. We are passionate about homes and are committed to delivering outstanding value and exceptional customer service.

73 ASTLEY AVENUE, TORONTO



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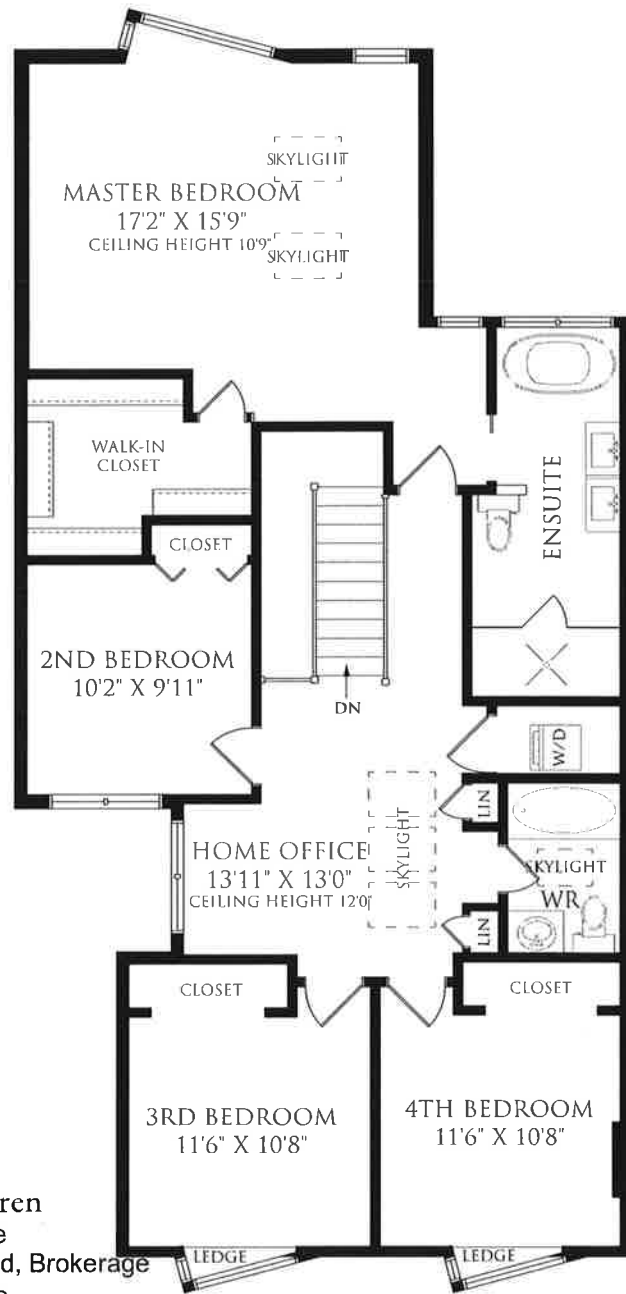
MAIN FLOOR
1365 SQUARE FEET

June 12, 2017

Note: Although measurements and area believed to be accurate they should be considered approximate. This drawing was prepared by Plans4U for the sole benefit and use by the client. No third party may rely on this drawing without the receipt of reliance letter from Plans4U

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73 ASTLEY AVENUE, TORONTO



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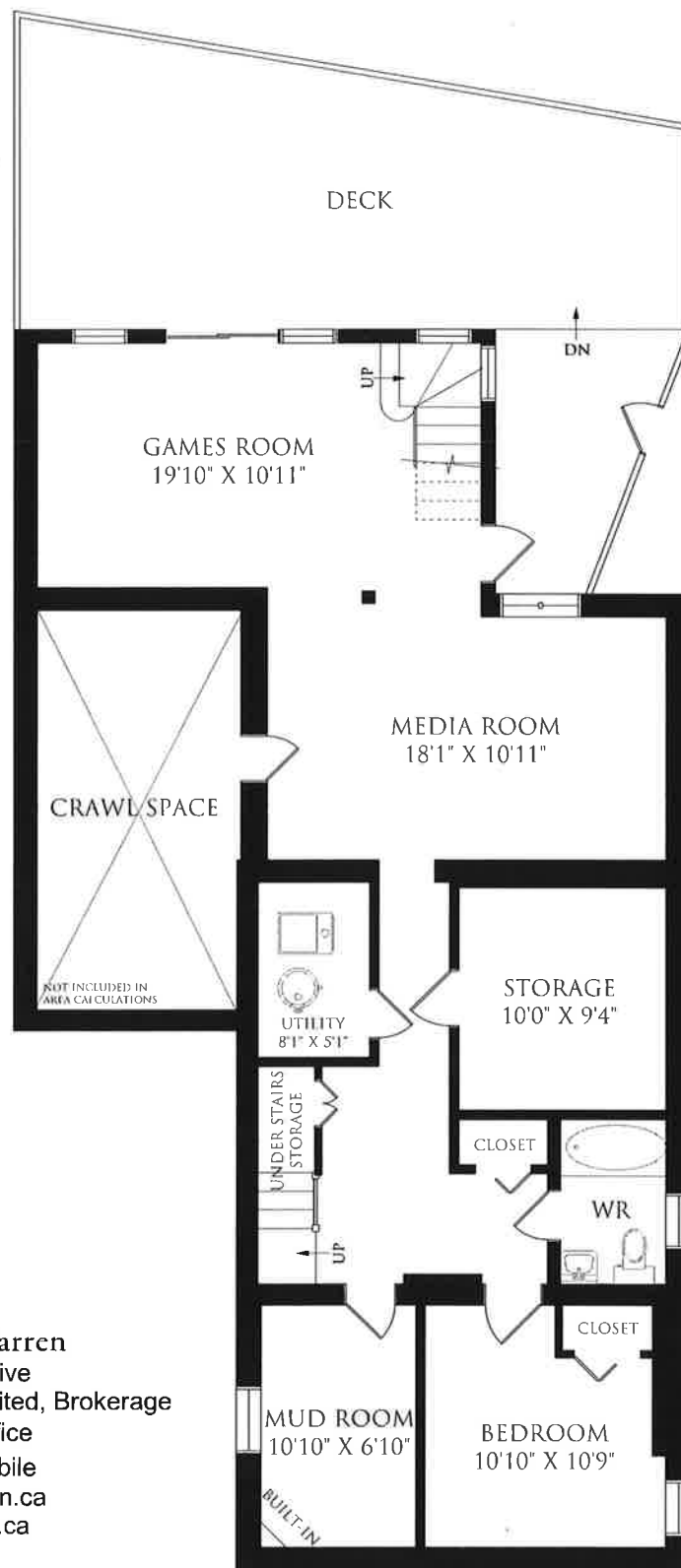
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SECOND FLOOR
 1271 SQUARE FEET

June 12, 2017

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LOWER LEVEL
1160 SQUARE FEET

June 12, 2017

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This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER,, and

SELLER, Parul Singh and Vikas Bansal

for the property known as 73 Astley Avenue, Toronto

..... dated the day of, 20..17

The Parties acknowledge that no information provided by Chestnut Park Real Estate Limited is to be construed as expert legal, tax, or environmental advice.

The Buyer acknowledges that the deposit referred to herein shall be placed in Chestnut Park Real Estate Limited's (the deposit holder) statutory trust account which will earn interest at prime less Two point Two (2.20%) Percent. Provided that the interest earned is more than \$100.00 it shall be paid to the Buyer. Interest shall be paid to the date of completion only. No interest shall be paid to the Buyer unless the Buyer provides the deposit holder with a Social Insurance Number for use on the required Revenue Canada T5 forms by no later than THIRTY (30) days following completion. Interest shall be paid to the SIN provider. If an interest cheque payable to the Buyer remains uncashed for longer than six (6) months it shall be cancelled by the deposit holder and the Buyer shall no longer be entitled to interest on the original deposit.

The Buyer's SIN is _____.

For the purposes of this Agreement, the terms "banking days" or "business days" shall mean any day, other than a Saturday, Sunday, or a statutory holiday in Toronto, Ontario, Canada.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):



INITIALS OF SELLER(S):



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73 ASTLEY AVENUE NORTH ROSEDALE

Schedule 'C' – 73 Astley Avenue

Page 1 of 2

Please include the following clauses in all Agreements of Purchase and Sale and to form an integral part of the Agreement.

The information herein provided including but not limited to the feature sheets, Pre-inspection report (if any), (sketch of) survey and side report (if any), Tax bill (if any), and Floor plans for the property (if any) are to serve as a guide only for the prospective Buyer. Chestnut Park Real Estate Limited, Brokerage, the Seller for the property nor James Warren or Andrea Menzel, Sales Representative/Broker makes any representation as to the accuracy and therefore the Buyer is requested to satisfy himself to the information contained herein.

The Buyer is requested to provide with any Agreements of Purchase and Sale a certified deposit cheque or bank draft. If the deposit cheque is not certified or tendered as a draft, then the Buyer agrees that he shall have one (1) business day from acceptance of the Agreement of Purchase and Sale to provide same to Chestnut Park Real Estate Limited, Brokerage in trust.

It is understood and agreed by both Seller(s) and Buyer(s) that for the purposes of clarification, all references made to the irrevocable time and date and times and dates specified in conditions of this offer, if any, will be deemed to reflect Toronto, Ontario, Canada, times and dates.

The parties to this agreement of Purchase and Sale acknowledge Chestnut Park Real Estate Limited, Brokerage that has recommended that they obtain advice from their legal counsel prior to signing this document. The parties further acknowledge that no information provided Chestnut Park Real Estate Limited, Brokerage is to be construed as expert legal advice. The Parties acknowledge that no information provided by Chestnut Park Real Estate Limited, Brokerage is to be construed as tax, or environmental advice

The parties to this agreement acknowledge that the Province of Ontario has implemented the "Current Value Assessment" (CVA) system upon which property taxes are based. It is agreed that there shall be no claim made against any party to this agreement or any real estate broker or salesperson referred to herein, arising out of, or in any way related to assessment or property tax information in connection with the property.

**JAMES WARREN and ANDREA MENZEL
Chestnut Park Real Estate Limited, Brokerage**

73 ASTLEY AVENUE NORTH ROSEDALE

Schedule 'C' – 73 Astley Avenue **Page 2 of 2**

Please attach Schedule "B" for interest on the Buyer's Deposit to all Agreements of Purchase and Sale and Schedule "C" (Survey).

All measurements are provided in feet for the floor plans and property measurements on the feature sheet.

The Parties to this Agreement of Purchase and Sale agree to allow the Listing and Co-Operating brokers to use the location and picture of the property and Offering Price in their future marketing pieces, but not to release the sale price or parties names to this Agreement.

73 ASTLEY AVENUE NORTH ROSEDALE

For further information, please call:

James Strathy Warren,

Hons. B.A., C.F.A.C.

Sales Representative | Chairman's Award, 2013-2016

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MBA

Broker | Vice Chairman's Award, 2016

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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Prospective Purchasers should satisfy themselves regarding the accuracy of the information contained in this feature sheet. The information is provided by sources we believe to be reliable, but which may not be, and which we therefore cannot guarantee

JAMES WARREN and ANDREA MENZEL
Chestnut Park Real Estate Limited, Brokerage