

68 Priscilla Ave.

Lot Size	20 x 50 ft	Electrical	60 amp/breakers
Possession	30 days/tba	Heating	gas/forced air (2004)
Taxes	\$2,517.33/2009	Cooling	central
Bedrooms	2	Plumbing	iron/copper/ABS plastic
Bathrooms	1 x 4 1 x 1	Roof	shingles

Welcome to 68 Priscilla Ave.

Great opportunity - stylish, move-in-ready detached, 2 bedroom renovated home with fresh, modern decor, new kitchen & bath. Well situated on a west lot with a secluded city garden.

- Sunny enclosed front porch with pine floor and east exposure has a cottage ambience.
- Living room features original pine floor in mint condition.
- Dining room has original oak hardwood, plate rail and a picture window with a view of the neighbouring park.
- New bright galley kitchen with custom built wood cabinetry, 1 ½ sink, ceramic backsplash, forbo marmoleum floor and a walk-out to the backyard
- Two generous bedrooms with original pine flooring.
- Just completed 4 piece bathroom has ceramic tile, slate flooring and pedestal sink.

- Bright, open lower level has potential for additional living space. A 1 piece bath has plumbing in place for a shower stall.
- Secluded low maintenance backyard with large tree provides lots of summer shade.

- Schools in the area include: King George Jr. P.S.; James Culnan Catholic School; Humbercrest P.S., Runnymede C.I., Western Tech and Ursula Franklin Academy.
- A short walk to shops, grocery stores & restaurants in the Junction and Bloor West Village. TTC bus is a 2 minute walk from the house with buses to Jane & Dundas West subway stations.

Updates – kitchen (2009-2010) including new plumbing, counters, cabinetry, flooring, window & stove; bathroom (2010) including new tile, subfloor, flooring & pedestal sink; painting with environmentally friendly paints (2010); new exterior windows throughout main & second floors (2008); new siding (2010); upgraded wiring (2004); gas furnace (2004); outgoing plumbing line (2006)

Inclusions – fridge, GE gas stove (2007), dishwasher, frontload Eurotech washer, gas dryer, light fixtures

Approximate Annual Expenses (2009): Hydro: \$371.57; Heat: \$1,272.42 (includes gas stove & dryer); Water: \$170.93