

Presenting ...

45 GENEVA AVENUE



This bright and cheery turn of the century home is located in vibrant Cabbagetown, perfectly situated on the hill of Riverdale Park West. A stones throw from Riverdale Farm and the shops of Parliament and Carlton. This is truly one of the prettiest streets in Cabbagetown. Enjoy this lovely two bedroom home with an upstairs open den (could be converted to 3rd bedroom). The main floor features a formal living room, dining room and a beautiful solarium overlooks the garden. The kitchen is gourmet, recently renovated with an eat-in area. The lower level is a separate apartment if so desired, with its own entrance. Enjoy the lovely city garden and or the rarely available parking off the laneway. The front garden is a magical entry to this home.





Main floor

Vestibule:

- . Wall to wall windows
- . Wainscotting

Kitchen:

- . Hardwood floor
- . Custom shaker style cabinetry
- . Limestone tile backsplash
- . Stainless steel KitchenAid gas stove
- . Stainless steel Panasonic microwave/exhaust hood
- . Stainless steel KitchenAid double door fridge
- . Stainless steel KitchenAid dishwasher
- . Stainless steel farmers sink and KWC faucet
- . Under cabinet lighting
- . Recessed halogen lighting

Dining Room:

- . Pine plank floor
- . Original ornate tin ceiling
- . Large built-in wall to wall mirror
- . Large closet under staircase

Living Room:

- . Pine plank floor
- . Wood burning fireplace with limestone surround and hearth
- . Bevelled glass French doors
- . Halogen track lighting

Solarium:

- . Hardwood floor
- . Lovely views overlooking the garden
- . Built-in bookcase
- . Wrought iron spiral staircase to lower level (second staircase)

Second floor

Open Den:

- . Broadloom
- . Open to original staircase
- . Skylight
- . Double closet
- . Halogen track lighting

Master Bedroom:

- . Pine plank floor
- . Stunning views over Riverdale Park West
- . Glass windows overlooking den
- . Stained glass window

Laundry:

- . Frigidaire Gallery stackable washer & dryer (second laundry)

Four Piece Washroom:

- . Mosaic tile floor
- . Vanity
- . Large soaker tub with subway tile surround
- . Polished chrome fixtures and taps
- . Glass shelf

Bedroom:

- . Hardwood floor
- . Great south view

lower level

Four Piece Washroom:

- . Double sinks
- . Glass enclosed shower
- . Water closet
- . Built-in mirror

Laundry/Storage:

- . Maytag washer
- . Hotpoint dryer

Recreation Room:

- . Broadloom
- . Wall to wall bookshelves
- . Above grade window

Kitchen:

- . Tile floor
- . Stove
- . Fridge
- . Sink
- . Large pantry
- . Wall to wall storage closets

Utility Closet

Office:

- . Broadloom
- . Double glass doors walk out to terrace and garden
- . Wrought iron spiral stairs to solarium above

Additional information

Taxes: \$4,655.86 (2016)

Lot Size: 13.5 x 90 feet

Parking: Laneway, parking for one small car

Possession: 30 days / TBA

Inclusions: All kitchen appliances, upstairs stackable washer & dryer, lower level washer & dryer, lower level fridge and stove, all electric light fixtures, all window coverings, alarm system.

Exclusions: Kitchen chandelier, Toile curtains in dining room and three sets of white linen curtains in dining room, upstairs den and master bedroom, mirror in upstairs washroom.

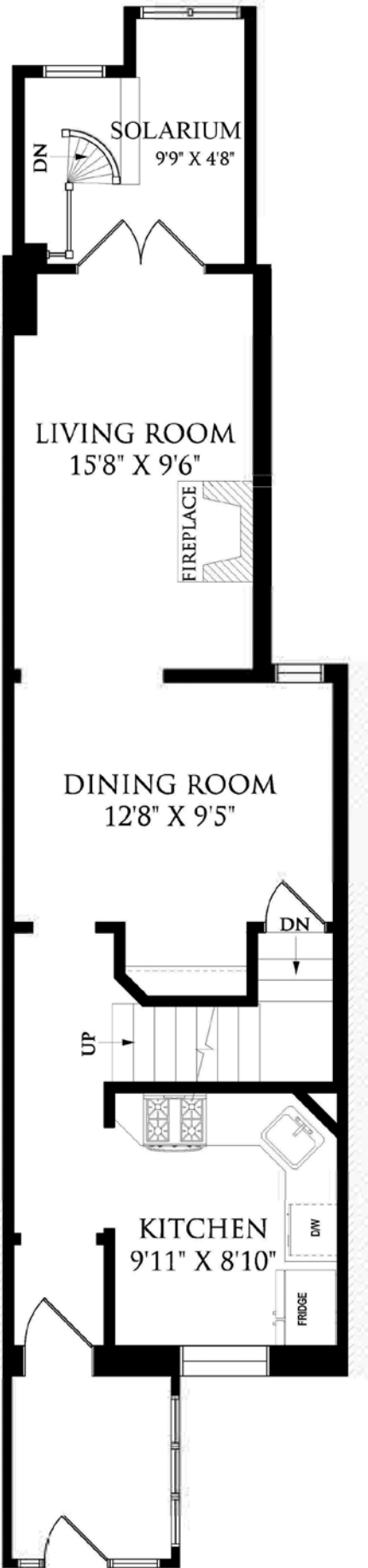
NOTE: excellent Home Inspection by National Home Inspections available by request through Listing Agent. No termite warranty in place.

Improvements by current owner

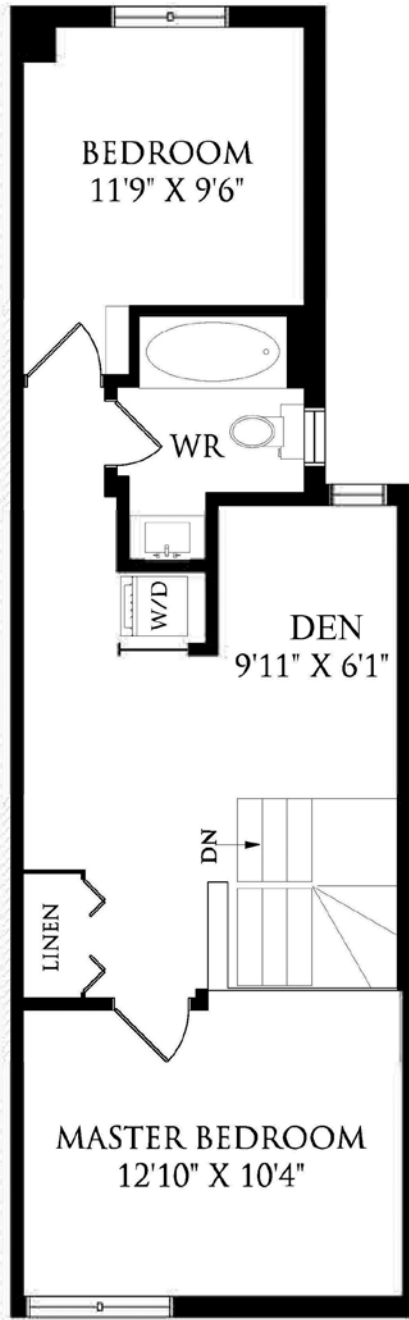
- . Installation of 2nd floor washroom – 2005
- . Installation of new kitchen on main floor – July 2008
- . Installation of new basement kitchen cupboards, bookshelves, taps, counter – March 2017
- . Installation of new Pella Windows – 2011
- . Installation of Goodman high efficiency furnace and Amana air conditioning system – October 2008
- . Furnace and A/C have had annual service checks with no repairs necessary
- . Installation of replacement roof at front of house – 2016
- . Installation of new flat roof – 2004
- . Flat roof upgraded – 2008
- . All roofing inspected and approved by Roofworks – 2017
- . API alarm system installed – 2015
- . Alarm system can be linked to a cell phone number

Offered for sale at: \$949,000.00

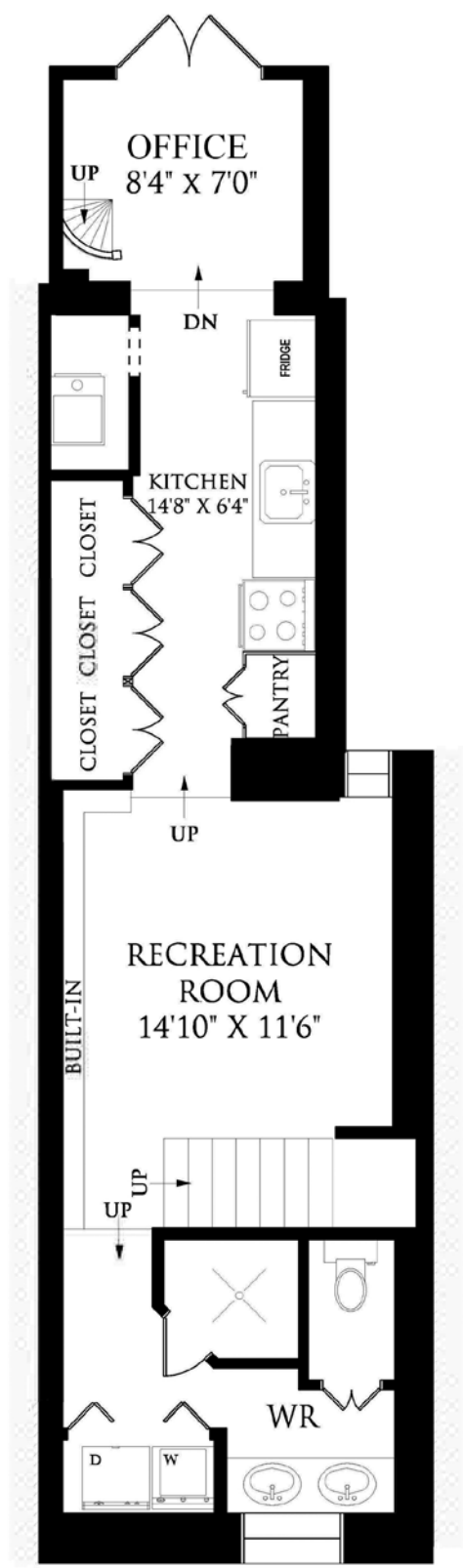
Main Floor
695 Square Feet



Second Floor
557 Square Feet



Lower Level
630 Square Feet



May 18, 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

GENEVA

(FORMERLY LOCUST STREET - REGISTERED PLAN 414)
N 74° 00' 00" E (REFERENCE BEARING)

AVENUE

SURVEYOR'S REAL PROPERTY REPORT
PART I - PLAN SHOWING
PART OF LOT 46,
REGISTERED PLAN 414
CITY OF TORONTO
MUNICIPALITY OF METROPOLITAN TORONTO

SCALE - 1" = 10'
WILLIAM J. DANIELS, O.L.S.
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PART 2 - REPORT

THIS REPORT WAS PREPARED FOR PETER BOBY, AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES. COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS IS NOT CERTIFIED BY THIS REPORT.

BOUNDARIES:
DESCRIPTION OF SUBJECT LANDS IN INSTRUMENT NO CA354508 IS DERIVED FROM A PLAN OF SURVEY BY SPEIGHT & VAN NOSTRAND, O.L.S., DATED JUNE 6, 1905.

TITLE SEARCH INDICATES:
NO REGISTERED EASEMENTS OR RIGHTS-OF-WAY.
ENCROACHMENTS:

1. RECENT ADDITION AT REAR OF SUBJECT DWELLING EXTENDS SUBSTANTIALLY (0.54) ONTO LANDS ADJOINING TO THE EAST (N9 47 GENEVA AVE.).
 2. TIMBER RETAINING WALL ALONG EAST LIMIT OF SUBJECT LANDS EXTENDS SLIGHTLY (0.18) ONTO N9 47 GENEVA AVE. AT SOUTH END OF SAID WALL.
 3. LATTICE FENCE IN FRONT OF Nos 45 AND 47 GENEVA AVENUE EXTENDS ONTO GENEVA AVENUE.
- OTHER FENCES ARE AS ILLUSTRATED.

BEARING NOTE

BEARINGS ARE ASTROMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF GENEVA AVENUE (FORMERLY LOCUST STREET) SHOWN ON REGISTERED PLAN 414 HAVING A BEARING OF N74°00'00" E

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET
- IB IRON BAR
- CC CUT CROSS SET IN CONCRETE
- WIT WITNESS MONUMENT
- PLAN REGISTERED PLAN 414(1883)
- MEAS INSTRUMENT NO CA 354508
- SVN SPEIGHT & VAN NOSTRAND, O.L.S.
- CTS CITY OF TORONTO SURVEYS
- N.I. NOT IDENTIFIABLE
- Aln ALUMINUM
- B-Fn Brick Foundation
- SIB STANDARD IRON BAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 5th DAY OF JUNE, 1996.

JUNE 11th, 1996
DATED

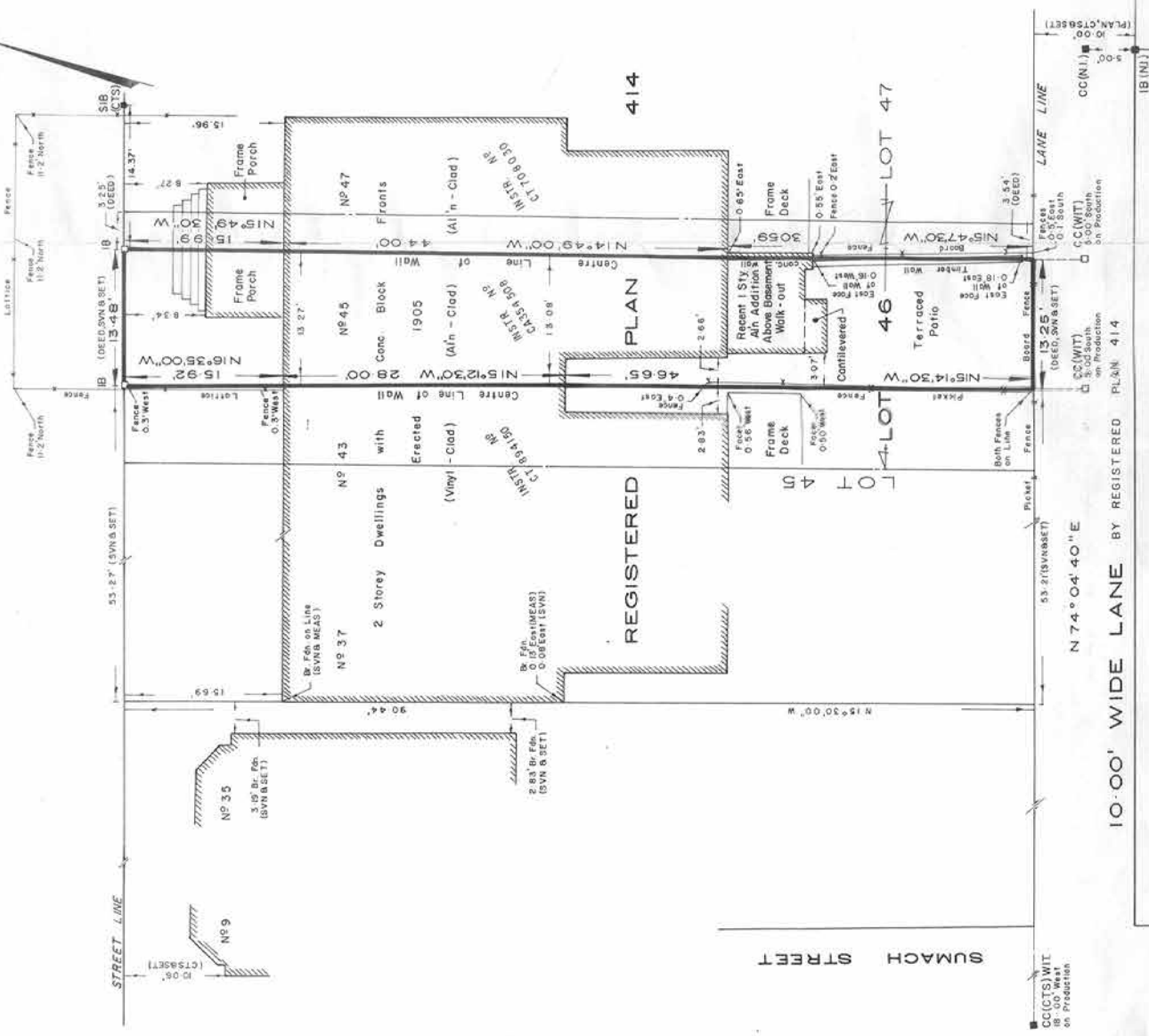
William J. Daniels
WILLIAM J. DANIELS
Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1048854

THIS PLAN IS NOT VALID UNLESS IT IS AN ENDORSED ISSUE BY THE SURVEYOR in accordance with Regulation 192E, Section 2(1)(3)

WILLIAM J. DANIELS
ONTARIO LAND SURVEYOR
740 Broadview Ave., Suite 7
Toronto, Ontario M4K 2P1
Phone (416) 466-7011

REF. NO 96-437



SUMACH STREET

CC(CTS) WIT
IB 00' West
on Production

10.00' WIDE LANE BY REGISTERED PLAN 414

N 74° 04' 40" E

53.21(SVN&SET)

13.25'

CC(WIT)

3.00' South

CC(N.I.)

0.17' South

Fences

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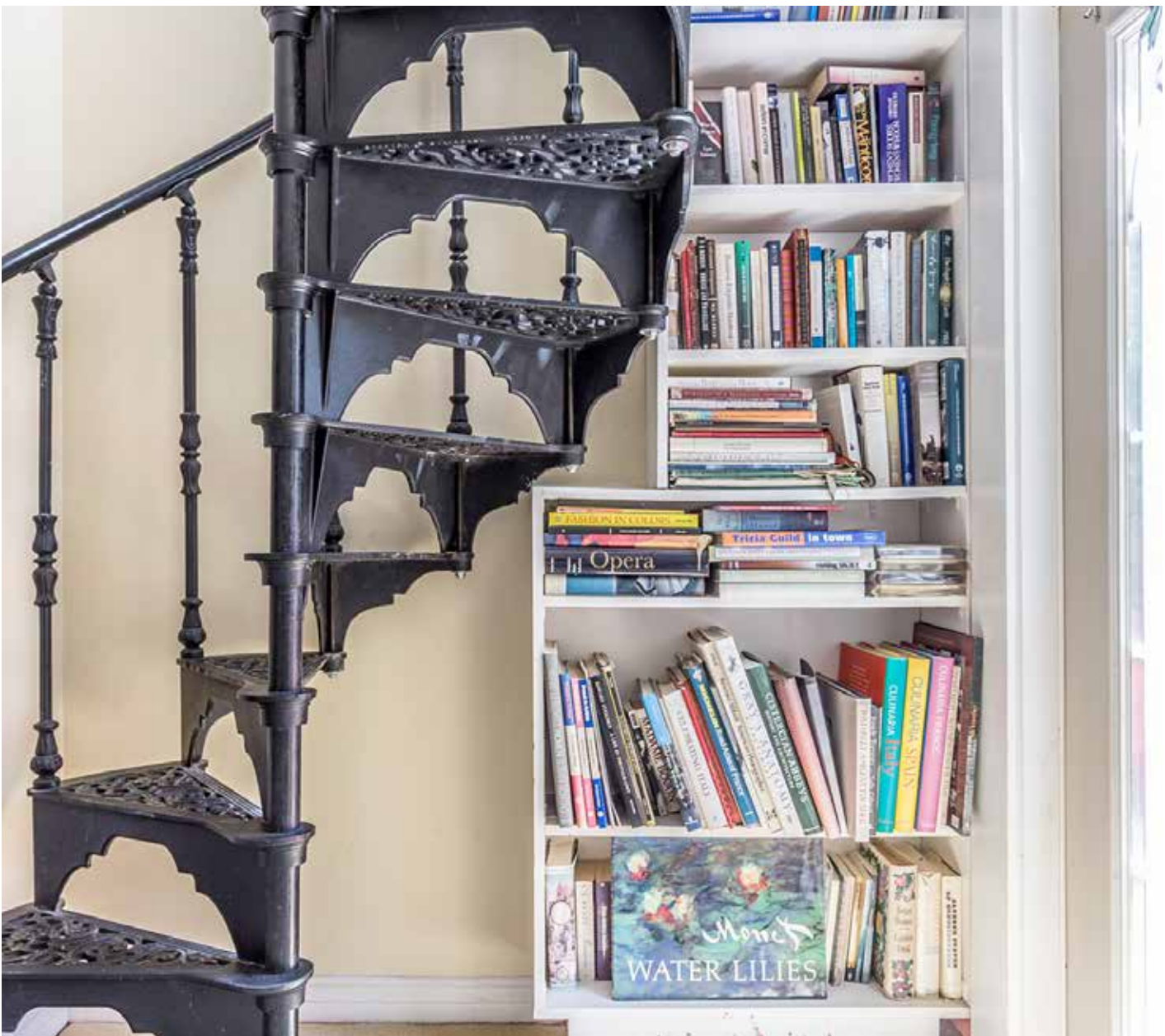
0.18' East

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0.18' East

0.18' East







LEEANNE WELD KOSTOPOULOS

Sales Representative
 Chairman's Award Winner - Gairdner Award Winner 2001-2016

JOHNSTON & DANIEL
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