

56 GLENWOOD AVENUE



List of Improvements

2020

- Laundry room
- New fireplace flu

2019

- New washer and dryer
- New refrigerator

2018

- New shed and fence

2017

- New hot tub and deck
- New patio and parking pad

2013

- New roof
- Kitchen renovation/mudroom addition
- Radiant heating (tile floor) in kitchen
- New hardwood floors on main floor
- Refinish hardwood floors on second floor
- New high efficiency furnace
- New fireplace mantle
- Pot lights in living room

2005

- Landscape front yard including stones and walkway

2003

- Finished Basement
- New sewers
- Raise basement ceiling height
- New bathroom

2000

- New second floor windows

HomeLife/Realty One Ltd.
Brokerage



501 Parliament St., Cabbagetown.
Independently Owned and Operated



jentripp.com
O: 416 922 5533 | M: 416 697 5528 | jtripp@trebnet.com

Not intended to solicit properties or clients currently under contract.

56Glendale.com

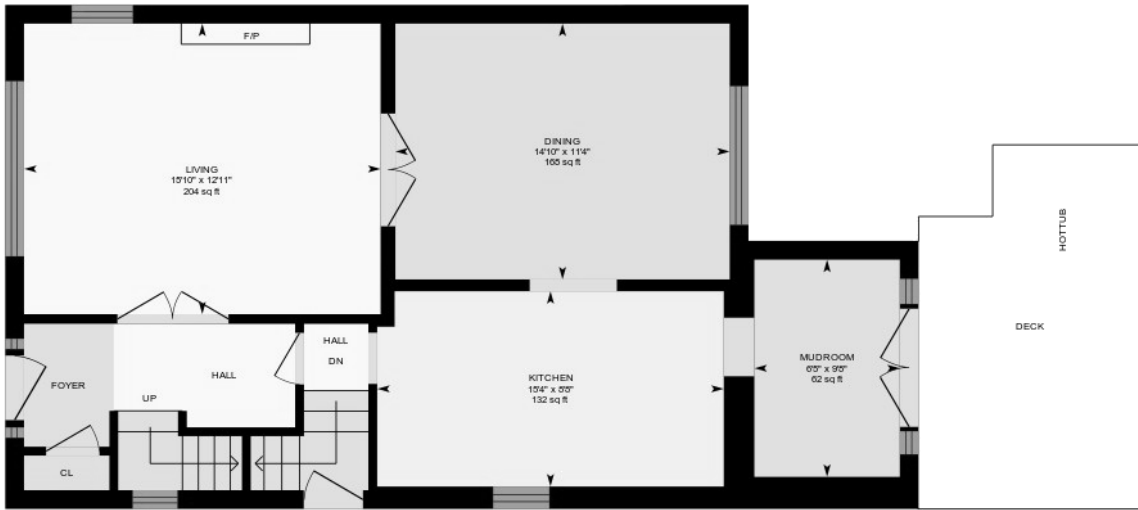
\$1,375,000

Taxes \$6,398.84/2020



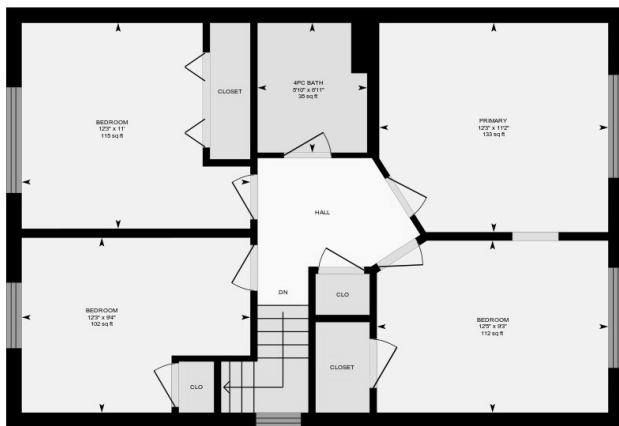
Main Floor Total Exterior Area 819 sq ft

Total Interior Area 717 sq ft



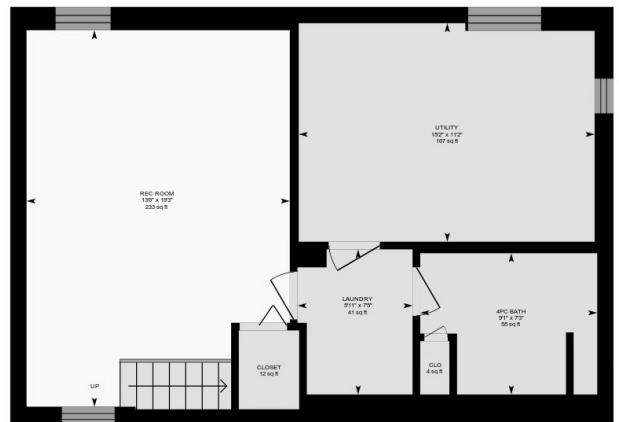
2nd Floor Total Exterior Area 746 sq ft

Total Interior Area 656 sq ft



Basement Total Exterior Area 640 sq ft

Total Interior Area 555 sq ft



PREPARED: Oct 2020



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

HomeLife/Realty One Ltd.
Brokerage



501 Parliament St., Cabbagetown.
Independently Owned and Operated



O: 416 922 5533 | M: 416 697 5528 | jtripp@trebnet.com

jentrapp.com

Not intended to solicit properties or clients currently under contract.

56Glendale.com

\$1,375,000

Taxes \$6,398.84/2020

Jen
T R I P P
SALES REPRESENTATIVE



Home Inspection Summary

56 Glendale Avenue - October 28, 2020

Structure: Stone foundation. Masonry exterior walls.

Roof: Asphalt shingle roofing appears to be in good condition.

Heating: High-efficiency gas furnace is 8 years old. The central air conditioner is approximately 21 years old and beyond typical service life (\$2,500 - \$4,000).

Electrical: 100 amp service with copper wiring and grounded outlets.

Plumbing: City supply pipe is 3/4" copper. Visible interior supply plumbing is copper. Visible waste piping is ABS plastic and cast iron. Direct vent water heater (rental) is 19 years old and due for replacement (cost depends on approach).

Notes: Several windows are original single glazed units without storms. For improved energy efficiency, consider having storms made (\$200 - \$400/window) or replacing the older windows (\$60 - \$120/square foot).

Additional Resources

This is a summary outlining the current status of the principal mechanical systems, roof and structure. The complete inspection report is available for review on request from the listing agent. I would be happy to answer any questions you may have with respect to this inspection overview, or the detailed report.

Contact: Brian Hardie, Elements Home Inspection, 416-830-3767

31 Four Oaks Gate, Toronto, ON, M4J 2X1
416-830-3767 bhardie@bell.net

HomeLife/Realty One Ltd.
Brokerage



501 Parliament St., Cabbagetown.
Independently Owned and Operated



jentripp.com
O: 416 922 5533 | M: 416 697 5528 | jtripp@trebnet.com


Not intended to solicit properties or clients currently under contract.

56Glendale.com

\$1,375,000

Taxes \$6,398.84/2020



	56 Glendale Ave Toronto Ontario M6R2S9 Toronto W01 Roncesvalles Toronto 119-13-R Taxes: \$6,398.84 / 2020 Pt Lt 67-68 PI D1378 Toronto As In Ca547412	List: \$1,375,000 For: Sale SPIS: N Last Status: New DOM: 1	
	Detached Link: N 2-Storey	29.04 x 90.12 Feet Irreg: Front On: W Acre:	Rms: 7 + 2 Bedrooms: 4 + 1 Washrooms: 2 1x4xBsmt, 1x4x2nd
	Dir/Cross St: Roncesvalles & Garden Ave		

MLS#: W4983990	Sellers: Mary Kathryn Cuyllé & Christopher Cyril Cuyllé	Contact After Exp: N
Holdover: 120	Possession Date: 1/01/2021	Possession Remarks: 30-60
PIN#: 213430110	ARN#:	Occup: Owner

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: Elevator/Lift: Laundry Lev: Phys Hdcp-Eqp:	Exterior: Brick Drive: Mutual Gar/Gar Pk Spcs: None / 0.0 Drive Pk Spcs: 1 Tot Pk Spcs: 1.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
---	---	--

#	Room	Level	Length (m)	Width (m)	Description
1	Foyer	Main			Hardwood Floor Closet
2	Living	Main	4.82	x 3.93	Hardwood Floor Fireplace Stained Glass
3	Dining	Main	4.52	x 3.46	Hardwood Floor French Doors Stained Glass
4	Kitchen	Main	4.68	x 2.64	Heated Floor Stainless Steel Appl O/Looks Dining
5	Office	Main	1.97	x 2.93	Heated Floor B/I Desk W/O To Deck
6	Master	2nd	3.74	x 3.42	Hardwood Floor Closet Window
7	2nd Br	2nd	3.78	x 2.81	Hardwood Floor Closet Window
8	3rd Br	2nd	3.73	x 2.86	Hardwood Floor Closet Window
9	4th Br	2nd	3.73	x 3.36	Hardwood Floor Double Closet Window
10	Rec	Bsmt	4.11	x 5.87	Broadloom Walk-Out Window
11	Laundry	Bsmt	1.80	x 2.26	Ceramic Floor B/I Shelves
12	Utility	Bsmt	4.62	x 3.41	

Client Remks: Situated Steps To Sunnyside Beach And High Park. This 4-Bedroom Home Ticks All The Boxes. The Perfect Place To Nest This Winter. Imagine Snuggling Up In Front Of The Fireplace As The Kids Play In Rec Room.The Basement Could Be A 2nd Suite With The Separate Side Door. The Chef's Kitchen Has A Heated Floor. The Bonus Family Hub Room Is Prefect For The Remote Learning And Wft Set. The Backyard Is Amazing, Space To Play Hockey Plus Room For Social Distancing.

Extras: Generous Utility Room Is Great For Sports Gear Or Storage Included: Fridge, Stove, Vent Hood, Dishwasher, B/I Microwave Washer & Dryer. Elf, Window Coverings. Amazing Schools. Rental Hot Water Tank. Jacuzzi Built-In. Garden Shed.

Brkage Remks: Shows Beautifully! Pls Include Sched B, & 801 Home Insp Available Jen@Jentripp.Com, Hwt Is Rental. Buyer Or Buyer's Agent To Verify Measurements & Property Taxes. Offers Welcomed Nov 18th At 5Pm.

Mortgage Comments: Seller Has Requested Certified Funds For Deposit Of 5%.

HOMELIFE/REALTY ONE LTD., BROKERAGE Ph: 416-922-5533 Fax: 416-922-5808
 501 Parliament Street Toronto M4X1P3
 JEN TRIPP, Salesperson 416-697-5528

Contract Date: 11/09/2020	Condition:	Ad: N
Expiry Date: 4/28/2021	Cond Expiry:	Escape:
Last Update: 11/09/2020	CB Comm: 2.5%	Original: \$1,375,000



Jen
T R I P P
SALES REPRESENTATIVE

Jennifer Tripp brings to Real Estate a classical Sale & Marketing background. She began her career as a Brand Manager in consumer package goods and worked her way up to Director of Marketing. While working with Cadbury Canada, Jennifer was identified as a top performer and was selected as the North American Representative for a Cadbury Schweppes worldwide management development program.

This management program sent Jennifer to Cadbury South Africa for 2 years, and upon her return headed up the New Product Development department. After more than a decade in consumer goods, Jennifer sought out a new challenge and made the transition to Real Estate.

In a short 18 years in Real Estate, Jennifer has always maintained a top 5 sales position at HomeLife/Realty One Ltd. Through hard work and Sales & Marketing savvy Jennifer has progressed in standing year after year.

Jennifer has developed a successful boutique business through her responsiveness to client care, a comprehensive marketing package and an eye for detail. Services include professional interior design advice and staging, professional photography with post production, property specific web sites, targeted marketing campaign including social media and much more!

Success begets success and the majority of her business now comes from repeat clients and referrals.

HomeLife/Realty One Ltd.
Brokerage



501 Parliament St., Cabbagetown.
Independently Owned and Operated



jentripp.com
O: 416 922 5533 | M: 416 697 5528 | jtripp@trebnet.com
Not intended to solicit properties or clients currently under contract.