

155 BASTEDO AVENUE

WHAT WE LOVE ABOUT OUR HOME

- We love how close our house is to shops and restaurants on Danforth. We are steps away from almost everything we need (or want!) day to day.
- East Lynn park is the best place to hang out in the summer with its farmers market, playground with wading pool and music in the park nights. In the winter, it has tobogganing hills that are just the right size for young kids. Our local dog park is just a short walk away. The ravine at the bottom of our street is so magical it makes you feel like you've left the city altogether.
- Bastedo is such a fantastic community-minded street. We have an annual street potluck party and neighbours freely lend things and get advice from each other on our active and respectful Facebook page.
- We love our front porch. It is the perfect place to watch summer thunderstorms and chat with neighbours as they pass by.
- Our easy-to-care-for perennial front garden was created mostly from plants given to us by our wonderful neighbours.
- Our kitchen is probably our favourite part of the house. Sunlight streams into it in the morning and the deck right off the kitchen is the perfect spot for a cup of coffee first thing in the morning. The kitchen has a deceptive amount of smart storage built into it, a great-sized sink with strainer that slots right in, and a massive prep counter. Someone is always sitting at the counter chatting and keeping us company when we cook. And we love the way we can open up our kitchen French doors to our great outdoor space when we entertain in the summer.

UPGRADES

- Replacement of water main to house (2010).
- Interior waterproofing, drain installation, new door, and sump pump Installation for rear basement walkout (2011).
- Exterior insulation, new siding, eavestroughs, fascia, soffits and pitched roof shingles (2012).
- Installation of backyard wood fence (2014).
- Replacement of basement window under porch.
- Full renovation of kitchen including quartz countertops and new Bosch dishwasher (2017).
- New kitchen exterior French doors (2017).
- Rebuilding of deck (2017).
- Full gut and renovation of upstairs bathroom (2018).
- New front door (2018).
- Pot light installation on main floor (2019).
- Full gut and renovation of basement bathroom (2020).
- Exterior parging and tuck pointing (2020).

INCLUSIONS

- Fridge.
- Stove.
- Dishwasher.
- Clothes washer.
- Dryer.
- Built-in shelves in kitchen.
- Waste shed in front.

EXCLUSIONS

- Small shed in the backyard.

RENTAL ITEMS

- None.

Nasma Ali, Sales Representative / SAGE REAL ESTATE LTD., BROKERAGE
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