

87 Frater Ave

WHAT WE LOVE ABOUT OUR HOME

- South facing backyard - lots of sun, great for gardening, lovely lilac trees, raspberry bushes, and a pear tree
- The neighbourhood is very family friendly. It has parks, skating rinks, swimming pools/community centres, restaurants, farmer's markets, libraries, hospital, and schools.
- Close to Taylor Creek Park

INCLUSIONS

- All appliances
- BBQ
- Patio set/Garden tools in shed
- Window coverings
- Dehumidifier in basement

EXCLUSIONS

- None

RENTAL ITEMS

- Hot water tank - Enercare

Scan code below to view full listing details, virtual tour, neighbourhood stats, and professional photography.



UPGRADES

- Fixed copper piping on waterheater, repaired exterior electrical outlet, installed new outdoor tap, capped the chimney, sealed gaps at the side of the house, and downspout redirection in 2020
- Wall demo, repair, and plaster; replaced 2nd floor shower diverter; bathtub caulking in 2019
- Installed new dishwasher and dome dome flashings on flat roofs, white FG Pine handrail on main floor and basement staircases, new toilet and vanity in upstairs bathroom in 2018
- Repaired and painted back deck stairs: replaced 7 deck and stairboards with spruce, widened handrail, replaced lattice with Western Red Cedar, made stringers, leveled stairs, and installed railing with pickets to code in 2018
- Concrete pathway on the side between the houses in 2017
- Installed new washing machine, new basement door and drywall, closet in the basement bedroom, and insulated floors in 2016.
- Old shed demolished and replaced with 10x10 decking support in 2016.
- Rebuilt front steps and landing in 2014: re-enforced concrete base, formed and poured stairs, installed aluminum railings, 25-year guarantee on all workmanship and materials from Heritage Stone Facings (Kevin Dennison o:416 915 3314 c:416 312 9038)
- Front storm door installed and main/2nd floor windows replaced in 2012.
- Tall cabinets and pot drawers added to replace cupboards in 2011.
- Brought upstairs railing to code in 2011: New spindles and railing on 2nd floor; added new spindles to close off the open stairs, oak railing, and post on main level



SCHOOLS

7 public & 7 Catholic schools serve this home. Of these, 9 have catchments. There are 2 private schools nearby.



PARKS & REC

5 basketball courts, 2 arenas and 6 other facilities are within a 20 min walk of this home.



TRANSIT

Street transit stop less than a 2 min walk away. Rail transit stop less than 1 km away.



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