



REALTY GROUP

82 Salem Ave, Toronto ON, M6H 3C1

Rare double-car garage & character-filled comfort.

Improvements to Property:

- Generac Generator (2019)
- Roof – House & Garage (2016)
- 1 Daikon Heat Pump (2015)
- Windows – Addition (2012), Main, Second & Basement Utility (2014)
- Built Addition (2012)
- On-Demand Boiler System (2012)
- Backyard Landscaping (2012)
- Main Floor Washer & Dryer (2012)
- New Electrical (2007)
- Custom Front Door (2007)
- Front Porch & Vestibule (2007)
- Front yard Landscaping (2007)
- Kitchen Remodel & Appliances (2005)
- Basement Washing Machine (2005)
- 2 Fujitsu AC Wall Units (2005)
- Second Floor Washroom (1997)

Included with Property:

- Appliances: Refrigerator, Stove, Exhaust Fan, Built-in Dishwasher, Washing Machines (Main Floor & Basement) & Dryer (Main Floor).
- All existing electrical light fixtures, window coverings, bathroom mirrors and wall-mounted shelving
- Gas BBQ with gas line
- Back-Up Generator & 2 Sump Pumps (1 in basement near the front of the house is in “as-is” condition)
- Garage Door Opener
- Owned: On-Demand Boiler System, 2 AC Wall Units & 1 Heat Pump

Excluded from the Property:

- All furniture, accessories and décor related to staging

Rentals (assumable):

- Not Applicable

Special Notation:

- Approved for laneway housing, of a structure up to a maximum of 1,146 sq ft over two levels (see report from Laneway Housing Advisors for more details)

Neighbourhood Highlights:

- Transit: The closest street-level transit stop is Dovercourt Rd at Shanly St (0.25kms). The closest train transit stop is Dufferin Station (0.35kms).
- Safety: Toronto Western Hospital (University Health Network) at 399 Bathurst St (2.3kms). Fire Station 345 at 1285 Dufferin St (0.66kms). Police 14 Division at 350 Dovercourt Rd (1.51kms).
- Restaurants and Cafes: Restaurants: Banjara, Chantecler, Paradise Grapevine, Baldesarre, Sugo, Gus Tacos, Piano Piano, Public Good, Maker's Pizza, Mac's Pizza, Seoul Shakers, Mhel, Parallel Brothers, Blood Brothers, Blue Door, Island Oyster. Coffee: the Common, Field Trip, Now & Later. Bakeries: Ba Noi, Bakerbots@Home
- Grocery & Conveniences: Fiesta Farms, No Frills, FreshCo, Dufferin Grove Farmers' Market, Gasparro's Butcher, Nossio Talho, numerous fruit and vegetable shops on Bloor Shoppers Drug Mart, Main Drug Mart, Bloorcourt Vet, Bastone Home Hardware, Frank's Custom Tailor and Dry Cleaner
- Recreation: Dufferin Grove Park 0.6kms (playground, wading pool, sports field, basketball court, skating rink, skateboard park, clubhouse & picnic facilities), Northumberland Park 0.5kms (playground, wading pool), Westmoreland Avenue Parkette 0.23kms (playground), Dovercourt Park 0.2kms (playground, wading pool, 2 tennis courts, baseball diamond, clubhouse). Christie Pits Pool. Bloor Gladstone Toronto Public Library. Paradise Cinema. Art Crawl on Geary.
- Schools: *ASSIGNED*: Dovercourt Public School (P: Gr JK-8), Pauline Junior Public School (P: Gr JK-6), ÉÉ Pierre-Elliott-Trudeau (P-French: Gr JK-6), ÉS Toronto Ouest (P-French: International Baccalaureate, Gr 7-12), Bloor Collegiate Institute (P: Advanced Placement, Gr 9-12), St. Anthony Catholic School (Catholic: Gr JK-8), ÉÉC du Sacré-Coeur-Toronto (Catholic-French: Gr JK-6), ÉSC Saint-Frère-André (Catholic-French: International Baccalaureate, Gr 7-12); *NEARBY*: The Grove Community School (P: Special Focus, Gr JK-6), Central Toronto Academy (P: Gr 9-12), Central Technical School (P: Fine Arts, STEAM & Special Focus, Gr 9-12), St. Mary Catholic Academy (Catholic: International Baccalaureate, Gr 9-12), Loretto College School (Catholic-All Females: Gr 9-12), Bishop Marrocco/Thomas Merton CSS & Regional Arts Centre (Catholic: Fine Arts & Special Focus, Gr 9-12); *PRIVATE*: Mary Mother of God School (Christian-Catholic: Gr JK-12), Westside Montessori School - Dufferin Grove, Uchenna Academy