

## 45 Morningside Avenue

Lot Size	20.01' x 100'	Heating	Forced-Air Gas & Electric Radiant
Possession	~90 Days	Cooling	Central Air
Square Footage	1,800 s.f. Above Grade	Electrical	200 AMP
Taxes	\$7,243.53 (2019)	Plumbing	Copper & Plastic
Bedrooms	3	Roof	Asphalt Shingles & Bitumen
Bathrooms	3 Full, 1 Half	Driveway	Private
Year Built	2012	Garage	Single Built-In
Fireplace	1 Gas	Parking	2 Driveway, 1 Garage
Bike Score	84	Transit Score	85

### Welcome to 45 Morningside Avenue

Sensational Bloor West Swansea 3 bedroom contemporary! Built in 2012 by the west end's premier builder, this spacious and bright family home offers inspired design and high quality finishes on over 2,400 square feet space in total. The welcoming open plan features marble tile entry with built-in closet, powder room, 9' ceilings, spacious living room with gas fireplace, lux kitchen with thousands in upgrades including built-in pantry with pull-out shelves, wine/espresso bar and custom sectional couch with storage and walkout to new composite TREX deck and private garden. The second floor has a master retreat with 5 piece ensuite. Premium features include: pot lights, heated floors in bathrooms, skylights, plenty of storage throughout and central vac. Private drive with parking for two cars and built-in garage with direct access to lower level. Stroller and bikes roll in at grade. Short walk to the subway, shops & restaurants of Bloor West, Swansea Public School, HumberSide Collegiate, Rennie Park (tennis, skating, soccer field and baseball) Swansea Rec Centre and High Park!

#### MAIN LEVEL

- Entryway with marble floor, pot lights and built-in shelving/closet
- Living room with bay window, pot lights and gas fireplace
- Dining room (open to living room) with pendant light fixture
- Kitchen with Blanco double sink, pantry, quartz countertops, tile backsplash, coffee/wine bar with KitchenAid wine fridge, breakfast bar and KitchenAid stainless steel appliances: dishwasher, stove, French door fridge and Arda stainless steel chimney style exhaust hood
- Family room with double window, built-in sectional sofa with storage, pot lights and sliding door walkout to deck
- 9' ceiling height, powder room, hardwood floors (except where noted)

#### SECOND LEVEL

- Master bedroom with large window, walk-in closet with skylight and five piece ensuite with heated marble floor, pot lights, window, soaker tub with Moen fixtures, double vanity with stone counter, vanity lights, and undermount sinks, glass enclosed shower stall and toilet
- Two additional bedrooms with windows and closets
- Three piece bathroom with heated marble floor, vanity, pot lights, glass enclosed shower stall and toilet
- Linen closet in hallway
- Hardwood floors

#### LOWER LEVEL

- Recreation room with broadloom, pot lights and above grade window, Laundry closet with stacked Samsung front loading washer & dryer
- Storage room
- Three piece bathroom with tile floor, pot lights, shower stall, American Standard toilet and vanity with marble counter
- Direct access to garage

## EXTERIOR

- Brick and siding facade
- Front yard with front porch, private drive, single built-in garage with direct access to lower level, bike rack, and central vacuum
- Fenced backyard with composite Trex deck, trees and shrubs

## UPDATES & FEATURES

- Home newly built in 2012 by Terra Firma Homes Corp (Tarion registered builder)
- Over \$80,000 in built-in upgrades (pantry with pull-out shelves, wine/espresso bar)
- Custom sectional with built in storage
- Built-in storage/closet in hallway
- Trex composite deck (2016)
- Premium, super quiet garage door opener with numeric pad
- NEST thermostat

## APPROXIMATE UTILITIES (2019)

- Hydro ~ \$900
- Heat ~ \$1,800
- Water + Utilities ~ \$1,400

Inclusions: KitchenAid fridge, KitchenAid stove, Arda exhaust hood, KitchenAid dishwasher, Breville microwave, Samsung washer, Samsung dryer, electrical light fixtures, window coverings, BEAM central vacuum, alarm system (not monitored), KitchenAid wine fridge, shed in garden, bike rack in garage, upgraded garage door opener, forced-air gas furnace, central air conditioner.

Exclusions: Upright freezer in garage.

Rental: Gas hot water heater (Enercare) - \$30.70/month & Heating Protection Plan (Enercare) - \$23.99/mont.

Schools: Swansea Junior and Senior Public School, St Pius X Catholic School, HumberSide Collegiate Institute, Bishop Allen Academy. Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)