

71 Laws Street

Lot Size	29' x 145'	Heating	Forced Air Gas
Possession	30-60 Days/Negotiable	Cooling	CAC & 2 Ductless Units
Square Footage	2,415 s.f. Above Grade	Electrical	100 AMP/Copper Wiring
Taxes	\$6,670.00 (2018)	Plumbing	Copper/PVC
Bedrooms	4	Roof	Asphalt Shingles
Bathrooms	2 Full, 1 Half	Driveway	Private Laneway Access
Year Built	1905	Parking Spots	3
Fireplace	1 Gas	Walk Score	82

Welcome to 71 Laws Street

Located on a beautiful and winding tree-lined street in prime Junction neighbourhood, this grand Victorian 2 ½ storey, four bedroom, single family home with classic wrap around veranda has been superbly renovated, rebuilt and reconfigured with no expense spared! Features include seamless main floor addition, gorgeous open concept kitchen and dining with full slab island and Jenn Air appliances, gas fireplace with marble hearth, hardwood floors throughout, finished lower level and all new mechanicals including two ductless a/c units on 3rd floor. Professionally landscaped, fenced backyard with new interlocking stone patio and two storage sheds. Private parking via rear laneway. This fabulous turnkey home is ideally situated just steps to Junction shops & eateries, Annette Village, TTC, Ravina Gardens and Malta Park, Annette Community Centre and destination schools - Annette PS, High Park Alternative and Humberside CI with French Immersion.

MAIN LEVEL

- Entryway with 12" x 24" tile floor, custom entry door and double coat closet
- Living room with Valor gas fireplace with remote and marble hearth, pot lights and large window
- Open concept kitchen with London Fog Caesarstone counters, large full slab island with breakfast bar, stainless steel farmhouse sink with single level faucet, pot lights, glass pendant lights, 2" x 6" glass tile backsplash, custom cabinetry with slow close components and under cabinet lighting and stainless steel Jenn-Air appliances: 36" built-in fridge, dual fuel 36" stove, dishwasher, microwave drawer and exhaust hood
- Breakfast room with three windows, modern chandelier and pot lights
- Office area with two windows, built-in custom desk with Caesarstone counter, built-in Jenn-Air dual temperature 48 bottle wine fridge and double glass door walkout to backyard
- Extra large walk-in closet/pantry with built-ins
- Powder room with 12" x 24" tile floor, window and pedestal sink with Riobel single level faucet
- 8'9" ceiling height, hardwood floors

SECOND LEVEL

- Master bedroom with hardwood floor, two windows, walk-in closet and extra deep single closet with built-ins and five piece ensuite with custom glass shower stall with marble honeycomb floor, Riobel rain shower head and hand wand and 12" x 24" grey tile surround, 6" x 12" tile floor, pot lights, custom shaker style double vanity with Caesarstone counter, two undermount sinks and two Riobel single lever faucets, two windows and toilet
- Second bedroom with hardwood floor, walk-in extra large closet and bay window
- Four piece bathroom with white mini tile floor, custom vanity with Caesarstone counter, Mirolin bathtub with Riobel shower wand and tub spout, 4" x 16" subway tile surround, window and linen closet

THIRD LEVEL

- Two spacious bedrooms with berber carpet with heavy duty underpad, Fujitsu ductless air-conditioners/heaters with remotes, single closets and windows

- Laundry room with Whirlpool Duet front loading steam washer & dryer, laundry sink and 1"x1" floor tile featuring floor drain and built-in overflow basin

LOWER LEVEL

- Frosted glass door to main level, berber carpet with stair runner and exposed brick stairwell
- Recreation room with concrete floors, pot lights, niched wall for 40" TV, two Ouellet supplementary electric heaters, above grade window, built-in Whirlpool all fridge/freezer with trim kit, under stairs storage and double doors opening to large storage room
- Large storage/utility room with built-in dehumidifier
- Raised storage area

EXTERIOR

- Brick Victorian
- Front yard with mature tree, shrubs, lawn, interlocking walkway and covered wrap around veranda/porch
- Fenced backyard with interlocking patio, lawn, storage sheds and paved parking for 2-3 cars

UPDATES & FEATURES

- Over \$500,000 in renovations including landscaping over the last 5 years
- Nest Thermostat
- Hardwired CO2 and smoke detectors throughout
- Fire barrier between homes in crawl space/attic
- Double brick home and party wall
- New baseboards, trims and door jams throughout including doors and black mat hardware
- 4" plank solid oak espresso finish hardwood floors throughout main floor, 2nd/3rd hallways and 2nd floor bedrooms
- Matching hardwood registers throughout

2013:

- To the studs renovation on all 3 above grade floors
- Reinforced structural beams basement / first / second
- Basement footings / beam / support posts
- Brand new stair runs all floors
- All floors reconfigured
- Main floor open concept
- Second floor halls widened, 2 bedrooms, 2 full baths
- Third floor halls widened, 2 bedrooms
- All new mechanical including: electrical, plumbing, HVAC, American Standard high efficiency furnace with humidifier, AC unit, hot water tank (rented)
- New shingles, fascia / soffit, and eavestroughs
- House RG6 & Cat5 wired in all rooms
- Front porch / veranda re-built and stained & brick veranda posts rebuilt with new footings
- Caesarstone countertops in kitchen and bathrooms
- Built-In Jenn-Air Appliances Including: 36" dual-fuel gas range, 36" built-in refrigerator, dishwasher and microwave drawer in island
- Front load laundry pair in third level
- Total cost approximately \$345,000

2015:

- Lower level finished: Self-leveling cement and built-in Jenn-Air fridge & freezers ~ \$30,000

2016:

- 15' x 15' main floor addition with slate grey board and batten exterior
 - 48 bottle wine fridge
 - Workstation with Caesarstone countertops
 - Two piece powder room
 - Pantry / walk-in closet
 - Back porch / stairs / railing installed

- Separate electrical subpanel
- Total cost approximately \$100,000

2017:

- Landscaping:
 - 189 feet of fence
 - Stone interlock patio
 - 30 foot wide parking for 2 to 3 vehicles / paved
 - Storage sheds (25 feet X 3 feet)
 - Total cost approximately \$20,000
- Gas Fireplace/Mantel:
 - Chimney lining / chimney capped
 - Marble mantel/surround
 - Total cost approximately \$10,000
- Two ductless air conditioning units installed in third level

Inclusions: Jenn-Air built-in 36" fridge, 36" Jenn-Air dual fuel stove, Jenn-Air exhaust hood brand, Jenn-Air dishwasher, Jenn-Air microwave drawer, Jenn-Air wine fridge, Whirlpool front loading washer, Whirlpool front loading dryer, Whirlpool built-in all fridge/freezer, window coverings including blackout blinds, electrical light fixtures (except as noted), forced-air gas furnace, central air conditioner, two ductless air conditioning units, two Ouellet electric heaters.

Exclusions: Front hall chandelier, master bedroom chandelier, postal box, all TVs & wall mounts, wire shelving in pantry.

Rental: Gas hot water heater (Enbridge).

Schools: Annette Street Junior & Senior Public School, St. Cecilia Catholic School, HumberSide Collegiate Institute, Bishop Marrocco/Thomas Merton Catholic Secondary School. Complete list of schools with live links on babiakteam.com