



32 BENSON AVENUE



**While we cannot confirm that the basement is a legal basement apartment, the owners rented it out for three years.
At that time, the laundry was in the mudroom (plumbing still hooked up in mudroom).*









PROPERTY HIGHLIGHTS

- Three Bedrooms & Three Bathrooms
- Renovated Kitchen
- 2 Car Parking (Laneway)
- Front Porch & Beautiful Backyard (Ideal for Entertaining)
- Main Floor Powder Room
- Mud Room
- The current owners rented out the basement for 3 years (plumbing for laundry is still active in the mudroom where the washer and dryer used to be)
- Wood Burning Fireplace
- Located directly across from Wychwood Barns (Weekend Farmer's Market & Winter Skating Rink)
- Hillcrest School District
- Walk to St. Clair W Subway, Loblaws & Joe Fresh, LCBO, Restaurants, Cafe's and Services

UPDATES (YEAR IS APPROXIMATE)

- 2008: Updated Electrical (re-wired)
- 2008: Basement Bathroom Retiled

- 2009: Replaced Roof
- 2009: New Eavestroughs
- 2010: Custom California Shutters (main floor: west and south windows)
- 2012: Waterproofing & Sump Pump Installation
- 2013: Waterline Upgrade
- 2013: Front Yard Landscaping
- 2014: New High Efficiency Furnace
- 2015: Main Floor Renovation (all flooring and kitchen) and powder room
- 2016: Smart Home Thermostat
- 2018: Backyard Landscaping and Custom Deckwork
- 2019: New Air Conditioning

ADDITIONAL INFORMATION

- **List Price:** \$1,098,000
- **Property Taxes in 2018:** \$4,464.43
- **Inclusions:** Maytag Gas Stove/Oven; Frigidaire Electrolux Refrigerator; Maytag Washer/Dryer; Wardrobes/Closets in Master Bedroom, All ELF's
- **Ideal Closing Date:** Aug 19th, 2019/TBA



32 Benson Ave

Toronto, ON

HOODQ HIGHLIGHTS

SCHOOLS

With so many assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



Hillcrest Community School
Designated Catchment School
Grades PK to 6
44 Hilton Ave

Winona Drive Senior Public School
Designated Catchment School
Grades 7 to 8
101 Winona Dr

Oakwood Collegiate Institute
Designated Catchment School
Grades 9 to 12
991 St Clair Ave W

É Éléon Pierre-Elliott-Trudeau
Designated Catchment School
Grades PK to 6
65 Grace St

ÉS Toronto Ouest
Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

Other Local Schools
Central Technical School
Grades 9 to 12
725 Bathurst St

Central Toronto Academy
Grades 9 to 12
570 Shaw St

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PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Wychwood Barns Park
76 Wychwood Ave
1 min

Humewood Park
37 Humewood Dr
5 min

Hillcrest Park
950 Davenport Rd
6 min

FACILITIES WITHIN A 20 MINUTE WALK

2 Dog Parks	4 Playgrounds
1 Wading Pool	1 Sports Field
4 Tennis Courts	1 Basketball Court
1 Volleyball Court	1 Splash Pad
1 Ball Diamond	1 Rink
1 Trail	1 Picnic Facilities

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 10 minute walk away.

Nearest Rail Transit Stop
St Clair West Station
10 min

Nearest Street Level Transit Stop
Christie St At Benson Ave
1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 3.23km.

Toronto Western Hospital (University Health Network)
399 Bathurst St

Fire Station
65 Hendrick Ave

Police Station
1435 Eglinton Ave W

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

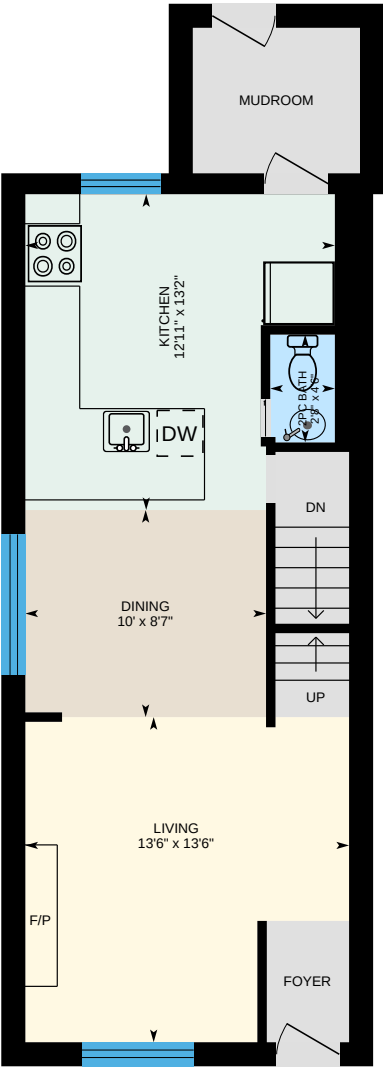
Coffee **Grocery** **Gas Station**

HoodQ

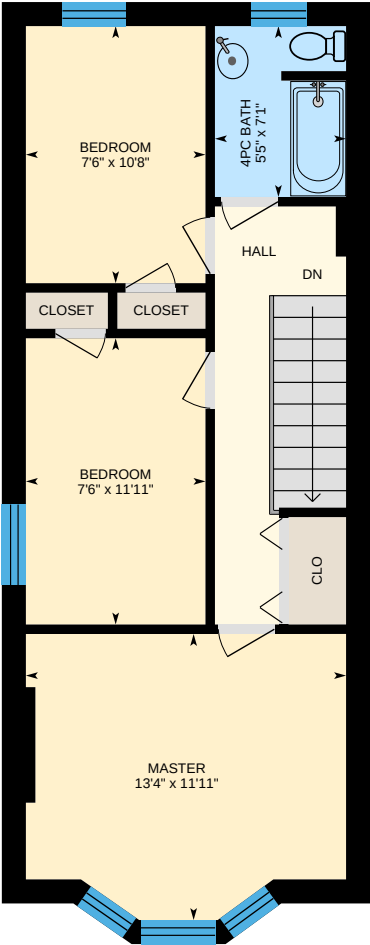
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32 Benson Ave, Toronto, ON

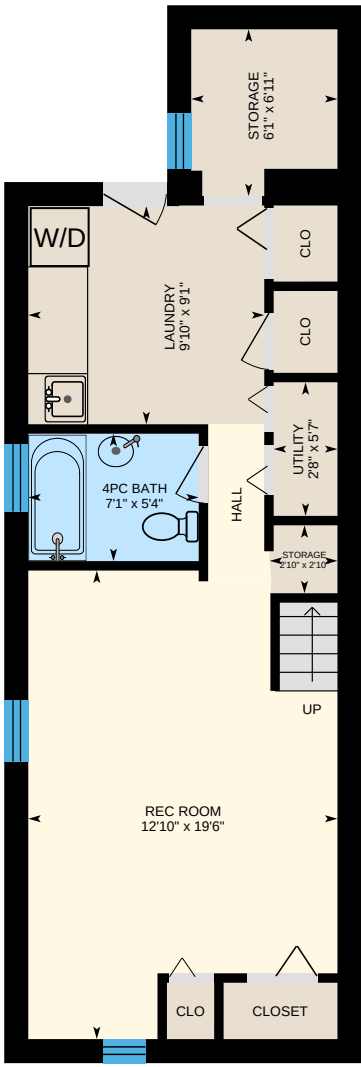
Main Building: Total Exterior Area Above Grade 1217 sq ft



1st Floor
Exterior Area 633 sq ft



2nd Floor
Exterior Area 584 sq ft



Basement (Below Grade)
Exterior Area 604 sq ft





PETER RUSSELL
Broker
416.706.3200



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