

# 13 Tranby Avenue

## Features:

Architecturally significant three-storey home in the heart of Yorkville.

Soaring ceiling heights, original herringbone flooring, and large south-facing picture windows.

Gas fireplace creates the centrepiece of the living room.

Newly renovated kitchen with custom cabinetry, new appliances and porcelain tile flooring.

Walk-out to city garden with private surroundings.

Two bedrooms on the second floor, both with oversized windows and customized storage.

Two bathroom options on the second floor, one for each bedroom.

Versatile third floor with option for three or four bedrooms, a home office or a family room.

Renovated third floor bathroom.

Lower level with generous ceiling heights, built-in storage, a three-piece bathroom and walk-in laundry room.

Set on the south side of Tranby Avenue within walking distance to all luxury amenities in Yorkville.

Street parking is available via permit and access to multiple transit connections in every direction.

## Key Details:

Bedrooms: 3+1.

Bathrooms: 4.

Lot Size: 20 feet by 77.93 feet, per GeoWarehouse. Irregular at rear.

Parking: Street parking available, speak to listing agent.

Property Taxes: \$11,614.93 / 2022.

Possession: 60 days/TBD.

## Upgrades:

Remodelled kitchen layout, new cabinetry and appliances and flooring - 2022.

New third floor bathroom - 2022.

New front foyer tile - 2022.

Professionally painted - 2022 & 2023.

Painted main staircase - 2022.

New washer and dryer - 2023.

## Inclusions:

All existing appliances including Samsung fridge/freezer, integrated KitchenAid dishwasher, Frigidaire Gallery oven, KitchenAid microwave, Whirlpool exhaust fan, GE washer and dryer. All existing interior and exterior light fixtures (except where excluded), all window coverings (except where excluded), all bathroom mirrors, all built-in cabinetry and shelving, all closet organizers, gas burner and equipment, air conditioning unit, ductless air conditioning on third floor, central vacuum and equipment, exterior planters.

## Exclusions:

All hanging artwork and decorative mirrors, dining room light fixture, two sconces and drapes in primary bedroom.

## Rental Equipment:

Hot water tank.

*Subject to change. Please reference Schedule B.*

## Schools:

### PUBLIC SCHOOLS

#### **Huron Street Junior Public School**

Grades JK to 6

#### **Jesse Ketchum Jr & Sr Public School**

Grades 7 to 8

#### **Jarvis Collegiate**

Grades 9 to 12

#### **Lord Lansdowne Junior Public School**

Early French Immersion

### CATHOLIC SCHOOLS

#### **St. Bruno/St. Raymond Catholic School**

Grades JK to 8

#### **St. Joseph's College School**

Grades 9 to 12

### PRIVATE SCHOOLS

#### **Rosedale Day School**

Grades JK to 8

#### **The Mabin School**

Grades JK to 6

#### **Royal St. George's College**

Grades 3 to 12 (all-boys)

#### **De La Salle College**

Grades 5 to 12

#### **Branksome Hall**

Grades JK to 12 (all-girls)

## Neighbourhood:

### RECREATION

#### **Ramsden Park**

4 minute walk

#### **Taddle Creek Park**

5 minute walk

#### **Sergeant Ryan Russell Parkette**

6 minute walk

#### **Jesse Ketchum Park**

8 minute walk

### TRANSPORTATION

#### **St. George Subway Stop**

8 minute walk

#### **Avenue and Boswell Bus Stop**

2 minute walk

#### **Don Valley Parkway**

10 minute drive

### SAFETY

#### **Toronto General Hospital**

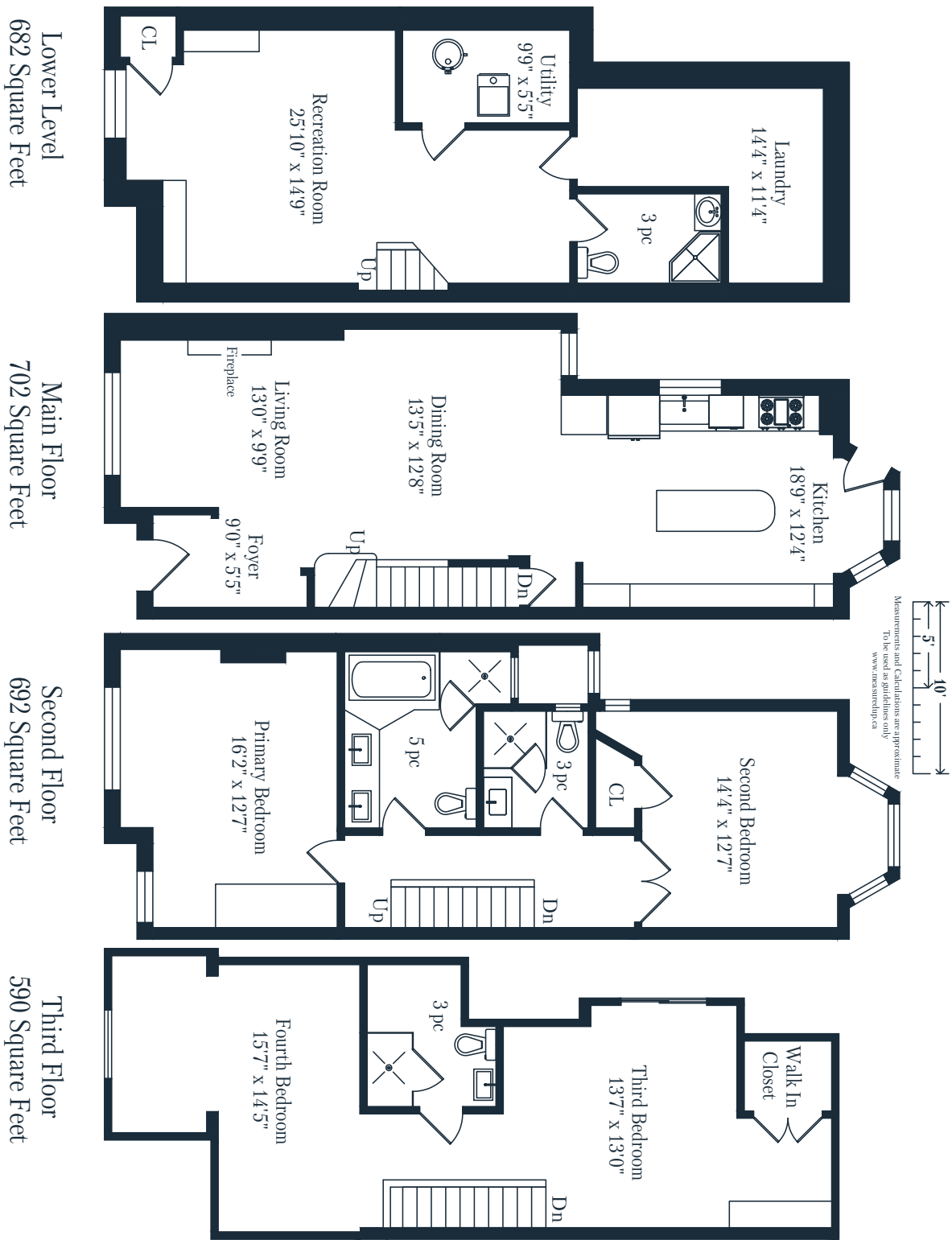
7 minute drive

#### **Toronto Fire Station 312**

5 minute drive

#### **Toronto Police Headquarters**

8 minute drive



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