

3 Sunnybrook Road

Feature List

Main Floor

- Entrance coat closet with custom closet organizer
- Original, maintained, five panel bay window with lead glass and double paned storm windows
- Wood burning fireplace with fire brick inner hearth and terracotta tile outer hearth
- Custom-made, stained-glass windows with double paned storm windows in the dining room
- Original wood window casements in the living room
- Original wood panelling
- Oak flooring throughout
- Four piece-bathroom with original cast iron bathtub
- Cast iron radiator heating
- Ductless air conditioning system
- Original linen closet
- Original cedar closet
- Closet with laundry chute

Energy-Star Appliances / Mechanical

- Bosch stainless steel dishwasher
- Bosch dual-fuel 5 burner gas range with electric convection oven
- Bosch vent hood
- Fisher & Paykel bottom mount fridge/freezer
- AEG front load washer & dryer
- Triple filtration drinking water treatment system
(1 micron filtration for lead, chlorine, sediment, VOC reduction, odour and taste)
- Napoleon gas fireplace (installed 2001)
- Furnace - mid-efficiency cast iron slant-fin boiler

Basement

- Rec room with direct-vent gas fireplace with fan and wall-mounted thermostat
- Above grade windows
- Porcelain and bamboo flooring
- Pot lights throughout
- 3-piece bathroom with laundry chute
- Full spectrum lighting in the laundry room & hair salon
- Multiple storage and pantry closets

Exterior

- Flagstone stairway and porch to front door
- Rear privacy gate
- Paved stone backyard
- Custom cedar storage shed with electricity
- Spacious mature landscaped back yard
- Mutual driveway with rear parking

Upgrades

- New roof 2011
- Waterproofing around 3 sides of the house w/new weepers & sump pump 2011
- Driveway catch basin drainage system with cleanouts 2011
- 100-amp service and complete rewiring of the house 1996
- New water heater (owned) 2014
- New eavestrough 2017
- Exterior painting 2015
- Backyard regraded/patio stones 2012
- Exterior side door lighting 2001
- Attic insulation upgraded to R36 1996
- Front and backyard garden hose bibs
- Three electrical outlets on three corners of the house
- Low e-glass storm windows 2002
- Upgraded windows throughout the house 2002-2009
- Upgraded 3/4-inch water supply lines to the entire water service from the street to the house
(In 2000 by owner, 2006 City portion)

2021 Taxes: \$6,177.34

Lot Size: 29.99 x 110 ft

Red Square Team



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