

Room Dimensions

Main Floor

- Living Room (17'11" x 11'3")
- Sunroom (9'4" x 5'0")
- Dining Room (12'10" x 9'11")
- Kitchen (12'10" x 7'6")
- Den (15'3" x 9'3")

Second Floor

- Bedroom 1 (15'9" x 9'5")
- Bedroom 2 (9'1" x 8'5")
- Bedroom 3 (11'4" x 9'1")
- Office (7'2" x 5'3")
- 4-Piece Bathroom (8'8" x 5'7")

Third Floor

- Primary Bedroom (22'6" x 12'10")
- 4-Piece Bathroom w/ Separate Sink (10'8" x 9'6")
- Balcony

Key Features & Upgrades

- High efficiency gas heating system 2023
- Central air conditioning 2023 (to be installed Spring 2023)
- 3rd floor vanity installed 2022
- 3rd floor flooring & cupboards installed 2022
- Kitchen flooring re-done 2022
- Asphalt shingled roof 2019
- Insulation & re-facing at back of house 2013
- Chimney removal 2013
- New windows & balcony doors 2013
- Addition of two balconies 2013
- Electric fireplace in primary bedroom
- Large, fenced backyard



122 Bayswater Avenue

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Brokerage Independently Owned and Operated. Not intended to solicit properties currently listed for sale. E.&O.E. Errors & Omissions Excepted.
All dimensions are approximate.





Classic 3-Story Single Home for Sale in Hintonburg

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Character abounds in this classic three storey, four bedroom single family home in the heart of Hintonburg! Sunlight pours through the many leaded and stained glass windows and doors. The hardwood floors, high baseboards and tall ceilings speak of yesteryear, while modern amenities make this a wonderful family home. A sunroom at the front and added room on the back offer versatile extra spaces. Extra large yard for summer BBQs and gardening. Three bedrooms on the second floor, one with added sunny space for a home office. Third floor large primary bedroom with lots of light, fireplace, private balcony and 4-piece ensuite. Well cared for and full of lovely character!

PRICE \$1,069,900
HEATING Forced Air, Natural Gas
COOLING Central Air Conditioning
POSSESSION August 1st, 2023

INCLUSIONS Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer, Light Fixtures (see exclusions), All Window Blinds and Curtains.
EXCLUSIONS Freezer, Various Plants, Dining room chandelier and sconces, Light 2nd floor bathroom, Blue shaded light over stairs on 3rd floor, Light outside third floor bathroom, Lights over bed in Primary, Light fixture glass shades in sunroom, den, 2nd flr. hall, and 6 in front bedroom (seller to replace).

HYDRO \$182/month (approx.)
HEAT \$143/month (approx.)
WATER \$80/month (approx.)
PROPERTY TAXES \$5,680 (2022)