

81 ARMADALE AVE

FEATURES

WINDOWS

1937 Original stained glass windows

All the rest of the windows are high-end installed in 2023

FLOORS AND TRIMS

Working wood fireplace in living room Chimney rebuilt in 2023

FLOORS AND TRIM

- Original wood trim, French doors, Wainscoting
- Original oak floors newly refinished on main floor
- New hardwood to match upstairs in 2016

KITCHEN

- 2025 Dishwasher
- 2019 Fridge, Gas Stove/Dual Fuel Oven
- Instant Boiling Water Tap For Tea/Coffee/Pot Filling
- Large Island with Barstool seating
- Walk out to back patio and studio

BATHROOM

- Heated Marble Floors
- Two Sinks (Large Footprint for this type of home)
- Custom Vanity with Lots of Storage

DETACHED GARAGE

- converted to 4-season studio/office with:
- Heated floors
- Running Cold Water (April-December),
- 15x12 studio space + 6x12 storage space + loft
- Featured on HGTV

2025 LOWER LEVEL RENOVATIONS

- Electric fireplace in family room
- Large bedroom with closet
- High-efficiency gas heating unit with hot-water on demand (gas bill just \$119/month!), no water tank to rent, endless hot water
- Separate entrance
- Kitchenette/Laundry (LG laundry machines new)
- 3-pc bath featuring high end fixtures from Ginger's, heated floor
- large farmhouse sink
- Retro-Look Fridge/Freezer
- Custom Cabinetry includes a built-in ironing board
- luxury vinyl waterproof hardwood floor

EXTERIOR

- Huge patio for entertaining with custom lighting
- Easy to maintain perennial gardens front and back
- Extra-wide driveway easily fits 2 cars front-to-back
- Front porch and patio
- House backs onto secluded "Lollipop Park", gate from yard to park
- Easy walk to Swansea Jr & Sr Public School; St. Pius School
- High School is Western Tech, Humberside, Ursula Franklin Academy