



151
SYMINGTON AVENUE

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This Two Storey Brick And Stone Semi-Detached Gem Pays Homage To Scandinavian, Industrial, Rustic And Modern Prairie Interior Design Elements All Spectacularly Contributing To Its' Serene And Tranquil Living Environment. Both Front And Back Gardens Professionally Landscaped By Its' Landscape Architect Owner. This 3 + 2 Bedroom And 2 Bathroom Beauty Is Primely Situated On Symington Ave Within Walking Distance To Transit, Schools, Parks, And Neighbourhood Coffee Hubs, Convenience Stores, And Shopping. Featuring Two Kitchens, Laundry At Both Second Floor And Basement, Living Room On First Floor, Family Room On Second Level, Solarium/Office Overlooking Back Garden With Walk-Out To Patio.

This Is A Rare Offering... A Must See!

Currently Operating As A 2+2 Bedroom - Buyer Can Convert Second Floor Family Room Or Second Floor Kitchen To A Third Bedroom If Desired.





MAIN LEVEL

FRONT ENTRANCE

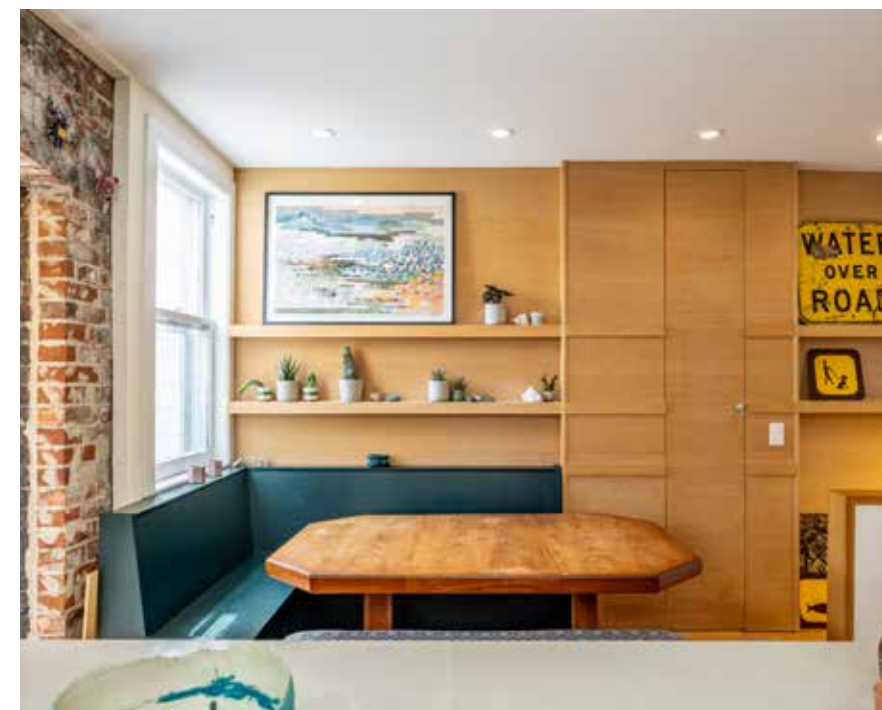
Indoor/Outdoor Parkay Flooring, Brick Walls, Wood Panelled Ceiling, Built-In Shelving, Windows, Hanging Light Fixture, (Mirror Excluded)

LIVING ROOM

Open Concept, White Oak Hardwood Floors, Built In Bookcase, Pot Lights, Exposed Brick, Historic Structural Barn Beam Shelves, Oak Panel Ceiling/Wall Accent, Window.







KITCHEN & DINING AREAS MAIN FL

Open Concept. White Oak Hardwood Floors. Exposed Brick Wall, Exposed Wood Beam, Built-In Wood Benches With Storage In Dining Area, Red Oak Plywood Panelled Wall With Built-In Shelving And Broom Cupboard, Two Large Windows, Pot Lights, Recessed Wood Panelled Shelf For Keys And Trinkets.

Stainless Steel Appliances – Samsung Gas Range & Oven, Samsung Fridge, Samsung Dishwasher (New), Stainless Steel Arda Range Hood/Vent.

Kitchen Island; Ceasarstone Quartz Countertop, Enamel Farm Sink, Rubinet Faucet, Ample Cupboard And Drawer Cabinetry, Built-in Shelving And Breakfast Bar Nook For Stools. Oak Countertop Prep Area With Frontier Era Hardwood Unit Below And Solid Hardwood Shelves Above.



OFFICE/SOLARIUM

Heated Floors, Hand-Painted Ceramic Tiles, Oak Panelled Ceiling, Pot Lights, Built-In desk, Exposed Brick, large Window, Sliding Glass Door With Walk-Out To Back Patio And Professionally Landscaped Garden.



SECOND LEVEL

FAMILY ROOM/COULD BE 3RD BEDROOM

Hardwood Floors, Large Window, Light/Ceiling Fan, Exposed Wood Beam, Laundry Cupboard With Stacked Washer & Dryer.

KITCHEN/COULD BE 3RD BEDROOM

Hardwood Floor (Painted), Window, Potlights, Track Lighting. Spectra Gas Stove/Oven, NuTone Vent, Stainless Steel Sink & Faucet, Formica Counter Top.

PRIMARY BEDROOM

Glazed Tiles & Cast Iron Insert Decommissioned Fireplace Incorporating Aesthetic Elements Of The Victorian Era. Hardwood Floors, Bay Window, Closet, Ceiling Light/Fan.

SECOND BEDROOM

Hardwood Floors, Large Window, Closet, Ceiling Light/Fan.

BATHROOM 4 PC

Ceramic Floor, Decorative Ceramic Tile Shower And Ceiling Light, Handheld Showerhead, Bathtub, Sink Vanity, Toilet, Wall Sconce.





FINISHED BASEMENT

LOWER LEVEL LANDING/HALL

Laminate Floors, Pot Light.

LOWER LEVEL BATHROOM

5 Piece Bathroom, Heated Floors, Hand Painted Ceramic Tiles, Flush Entry Glass Enclosed Shower, Recessed Shower Shelf, Rain-Shower Head, Handheld Shower Head, Deep Bathtub, Enamel Bucket Sink, Rubinet Faucet, Toilet, Pot Lights.

LOWER LEVEL LAUNDRY

Combined With Washroom. Stainless Steel Samsung Washer & Dryer, Built-In Wood Counter And Storage Cupboards, Hand Painted Ceramic Tiles, Heated Floor.

BEDROOM

Laminate Floors, Window, Pot Lights.

BEDROOM/EXERCISE ROOM

Laminate Floors, Window, Pot Lights, Recessed Wood Shelves.

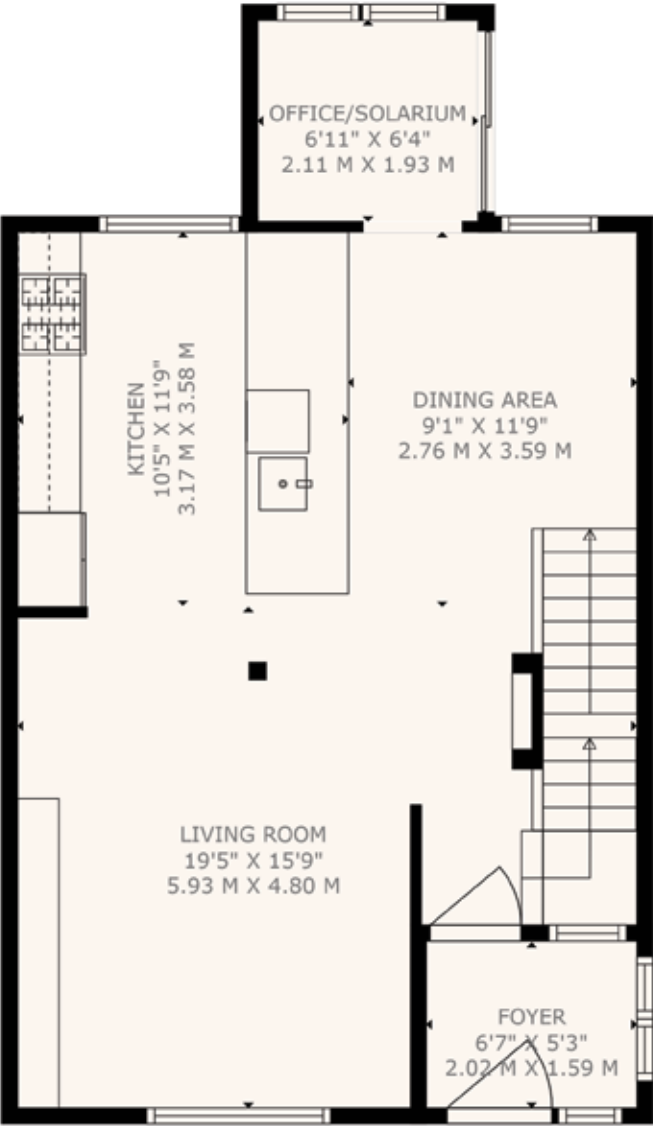


FRONT GARDEN

Professionally Landscaped By Owner
(Landscape Architect). Herb
Garden, Raspberries, Saskatoon
Berries, PlumCot (Plum/Apricot
Hybrid).

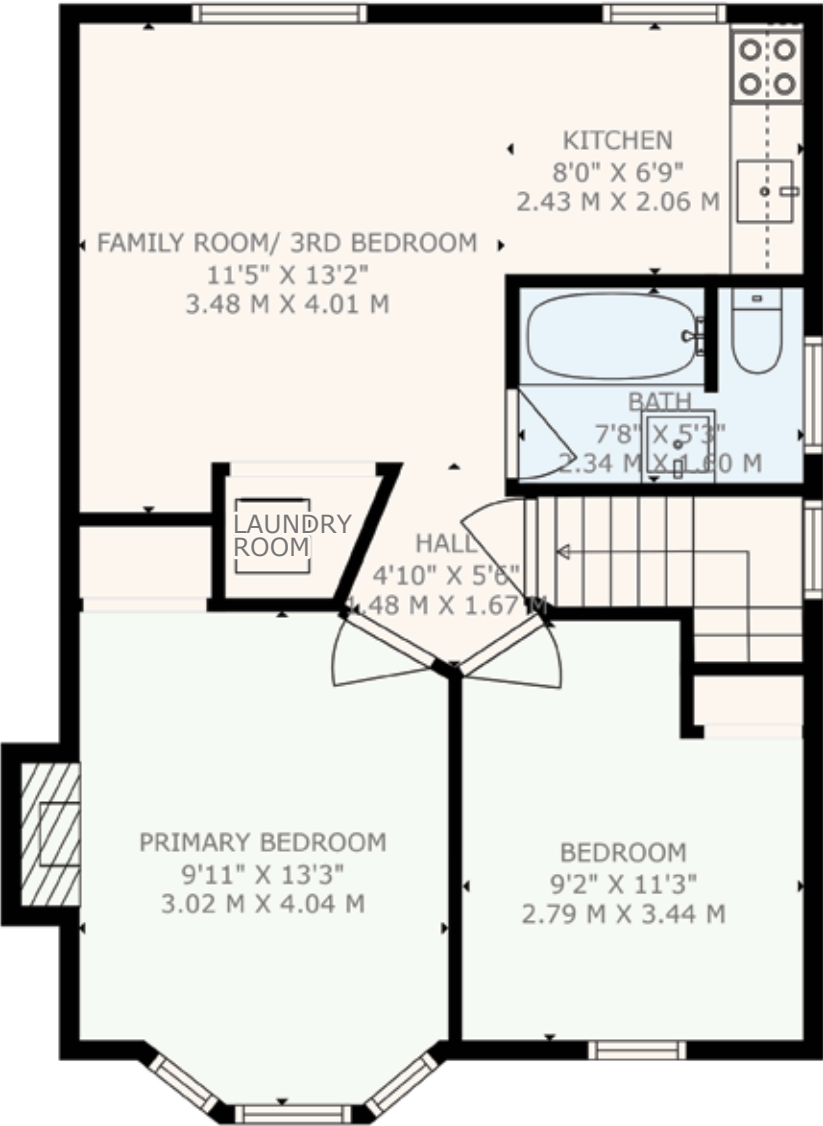
BACK GARDEN

Professionally Landscaped By Owner
(Landscape Architect). Annual
Veggie Plot, Strawberries, Blackberries,
Grapes.



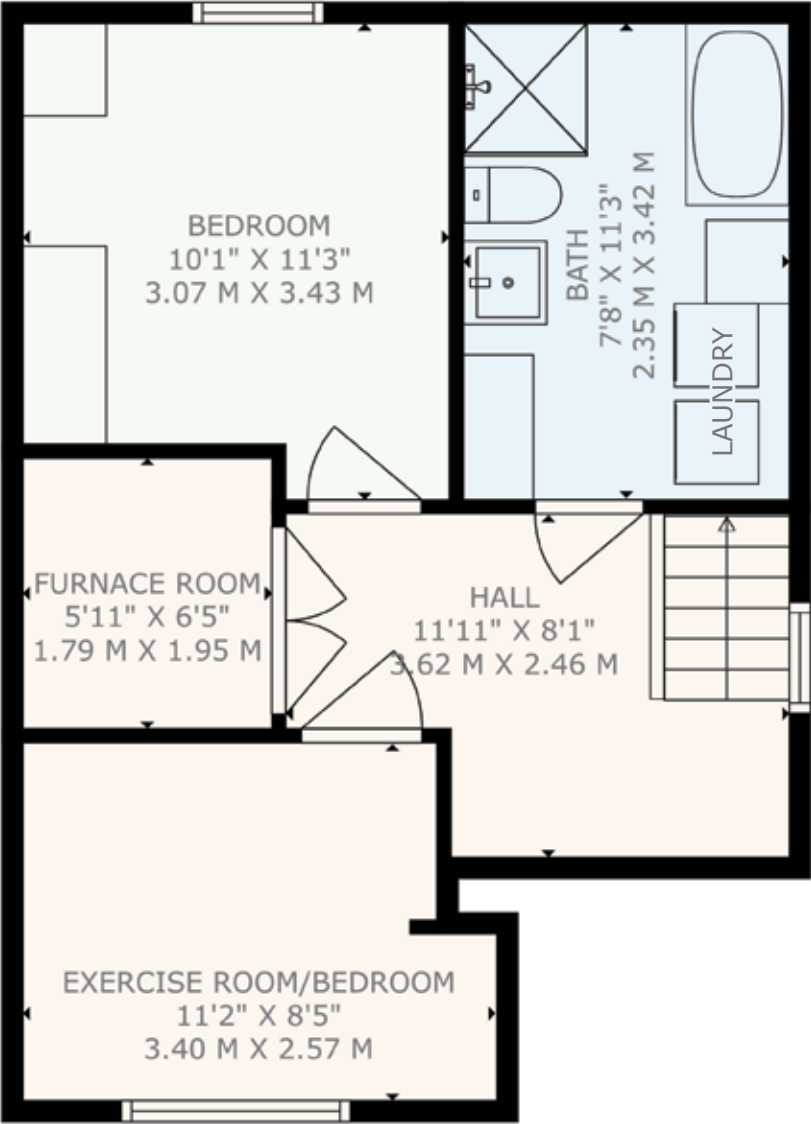
Main Floor
576 Square Feet

MEASUREMENTS ARE HIGHEST DEGREE OF ACCURACY BUT NOT GUARANTEED



Second Floor
544 Square Feet

MEASUREMENTS ARE HIGHEST DEGREE OF ACCURACY BUT NOT GUARANTEED



Lower Level
419 Square Feet

MEASUREMENTS ARE HIGHEST DEGREE OF ACCURACY BUT NOT GUARANTEED

PROPERTY DETAILS

SYSTEMS

- High Efficiency Tankless Water Heater (Owned)
- High Efficiency Gas Furnace (Owned)
- Central Air Conditioning (Owned)
- 100 Amp Service

ASKING PRICE

\$1,199,000

OFFERS/IRREVOCABLE

Anytime. 24 Hour Irrevocable Mandatory.

EMAIL OFFER

beckyisenberg@gmail.com

ATTACH TO OFFER

- Form 801, Schedule B, Confirmation Of Cooperation
- Disclosure (Listing Agent Relationship To Seller; Sister-In-Law)

CHATELS INCLUDED

Stainless Steel Samsung Gas Range & Oven, Stainless Steel Samsung Fridge, Stainless Steel Samsung Dishwasher, Stainless Steel Arda Rangehood/Vent, Stainless Steel Samsung Washer & Dryer, Spectra Gas Stove & Oven, NuTone Vent, Kitchen Island In Second Floor Kitchen, All Existing; Electric Light Fixtures, Pot Lights, And Ceiling Fans. Owned; Tankless Water Heater, Gas Furnace & Related Equipment, Central Air Conditioning.

EXCLUDED

Mirror In Front Entrance.

TAXES

\$4418.95 / 2025

LOT SIZE:

22.63 ft x 53.0 ft
As per Seller's Original Purchase Agreement

LEGAL DESCRIPTION

PLAN M13 PT LOT 269

CLOSING

Flexible – 30 To 90 Days (TBA)

TORONTO DISTRICT SCHOOL BOARD SCHOOLS (AS PER TDSB FIND YOUR SCHOOL BY ADDRESS)

Elementary	Perth Avenue Jr Public School
Intermediate	Brock Public School
Secondary	Bloor Collegiate Institute Existing Pool Related

TORONTO CATHOLIC DISTRICT SCHOOL BOARD SCHOOLS (AS PER TCDSB ELEMENTARY SCHOOL LOCATOR ONLINE)

JK-8 (Regular Program)	St Luigi – 2 Ruskin Avenue
JK-8 (French Immersion)	James Culnan – 605 Willard Avenue
5-8 (Extended French)	St Clare – 124 Northcliffe Boulevard
JK-8 (Eastern Rite)	St. Josaphat – 110 Tenth Street



Forest Hill
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Rebecca Isenberg B.A.A.
 SALES REPRESENTATIVE ♦ beckyisenberg@gmail.com
 Cell: 416.897.2324 Office: 416.929.4343
 Website: www.Rebeccalsenberg.com
 15 Lesmill Rd Unit 1, Toronto, ON, M3B 2T5