

19 TIVERTON AVE

Presented by
Shirley Yoon, Broker, Senior Vice President, Sales
CIPS

PROPERTY DETAILS

Taxes	\$4,399.30 (2021)
Lot Size	15 x 100 feet
Legal	PT LT 13 PL 791 TORONTO AS IN CA524642; City of Toronto
Closing Date	30 - 60 days, to be determined
Rental Item	Hot water tank

INCLUSIONS

Stainless steel appliances: gas stove, fridge, dishwasher and white rangehood. Washer and dryer (as-is). All light fixtures, all window coverings. Central vacuum and attachments.

UPGRADES

Roof: shingles (2019)
Rear tree removal for vehicle access (2020)

PROPERTY HIGHLIGHTS

Situated on a quiet street, 19 Tiverton Ave is part of the Riverdale Heritage Conservation District. While the property does not have Heritage designation, it benefits in being part of an area aimed at protecting and restoring heritage character and fabric. Tiverton Avenue features two semi-detached homes with capped dormers built by E.J. Lennox, one of Toronto's most prominent architects, best known for Old City Hall and Casa Loma. The Lennox homes at 15 - 17 and 19 - 21 Tiverton Ave remain as examples of important Edwardian architecture in Toronto.

Original features include a number of doors, door knobs and double brick construction.

A pre-list inspection report is available for further details.