



# HEAPS ESTRIN

REAL ESTATE TEAM



90 Hilton Avenue





## 90 Hilton Avenue

Beautifully situated in the unique neighbourhood of Casa Loma, this thoughtfully updated detached home has been in the same family for over 50 years. It sits on a 27 foot by 124.5-foot lot with a spacious private rear garden. The entire house was remodeled 40 years ago to add a third storey one-bedroom in-law suite. To expand the main floor and kitchen, a two-storey rear addition was also completed and incorporated a new powder room. This four-bedroom home with master ensuite has been very well maintained over the years. The house is just a short distance from the St. Clair West Subway, Hillcrest Elementary School and Hillcrest Community Centre. The area affords easy access to public transit, traffic arteries, supermarkets, parks, ravines, restaurants and to many public and private schools. With easy access to the downtown core, yet with minimal car traffic, it is a special pocket in the City. It is a unique area with a canopy of mature red and white oak trees, not seen in any other area of Toronto. The residents here appreciate its special qualities and once ensconced they seldom leave. It is a real opportunity to be in a quiet neighbourhood with every amenity at hand.





# Features



- Handsome three-storey detached brick home on a 27 by 124.5-foot lot
- Mutual drive and detached garage
- Legal front yard parking
- High ceilings throughout
- Open staircase with skylight
- Generous living and dining area with bay window and fireplace
- Adjoining family room/breakfast room with wall of windows, sliding doors to deck and garden
- Main floor powder room
- Master bedroom with bay window, four-piece ensuite and walk-in closet
- Two additional bedrooms on the second floor and a family four-piece bathroom
- Third floor apartment with open living space and deck, kitchen, four-piece bathroom and bedroom
- Unfinished lower level with side entrance
- Spacious laundry area and potential for large wine cellar and recreation room
- Central air conditioning
- Forced air gas furnace
- 200 Amp electrical service
- Many upgraded windows
- Upgraded plumbing
- National Home Inspection available
- Easy access to Nordheimer and Cedarvale ravines for walking, running and cycling
- Splash pool and playground close by at Wells Hill Park
- Nearby Hillcrest Community Centre with pool and gym, day care, multiple programs

## INCLUSIONS

- Kenmore fridge
- Jenn Air electric cooktop
- Chambers built-in oven
- Kenmore dishwasher
- Kenmore electric stove
- Kenmore fridge
- Maytag Washer
- Maytag Dryer
- All electric light fixtures (except where excluded)
- All window coverings
- Broadloom where laid
- Central air conditioning and equipment

## EXCLUSIONS

- Main hall fixture
- All dining room ceiling fixtures
- Powder room fixture

## RENTAL ITEMS

- Hot water tank: \$13.49 per month
- Furnace: \$93.65 per month

# Details

## LOT SIZE

27 feet by 124.50 feet

## TAXES

\$7,924.38 (2019)

## POSSESSION

60 days or to be arranged

## HEATING

Forced air gas (Installed 2016)

## COOLING

Central air conditioning (Installed 2013)

## DRIVEWAY

Legal front yard parking for one car with mutual drive and detached garage



# HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

---



**Christina Pinelli**

Hon. B.Sc.

SALES REPRESENTATIVE

647.995.9379

[Christina@HeapsEstrin.com](mailto:Christina@HeapsEstrin.com)



**Judy Campbell**

B. Comm.

SALES REPRESENTATIVE

416.301.0198

[Judy@HeapsEstrin.com](mailto:Judy@HeapsEstrin.com)

---

**HEAPSESTRIN.COM**



Follow us to learn more about our exclusive listings, events and contests.

---

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated