

CHANTEL
CRISP
REAL ESTATE TEAM



93A+B FULLER AVENUE

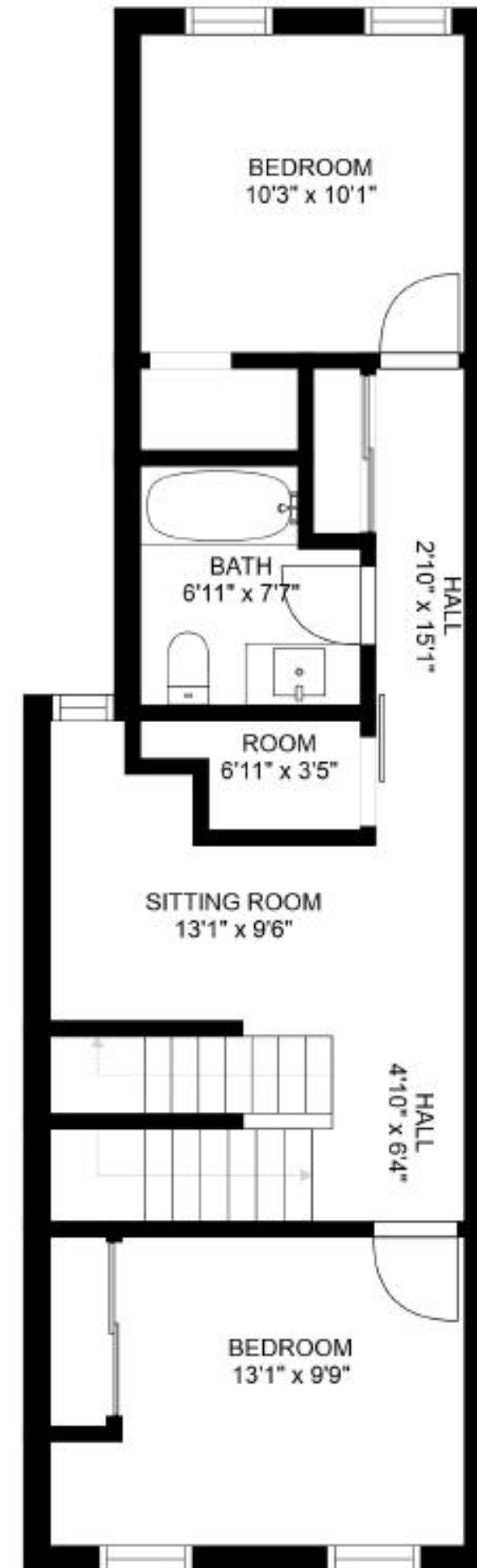
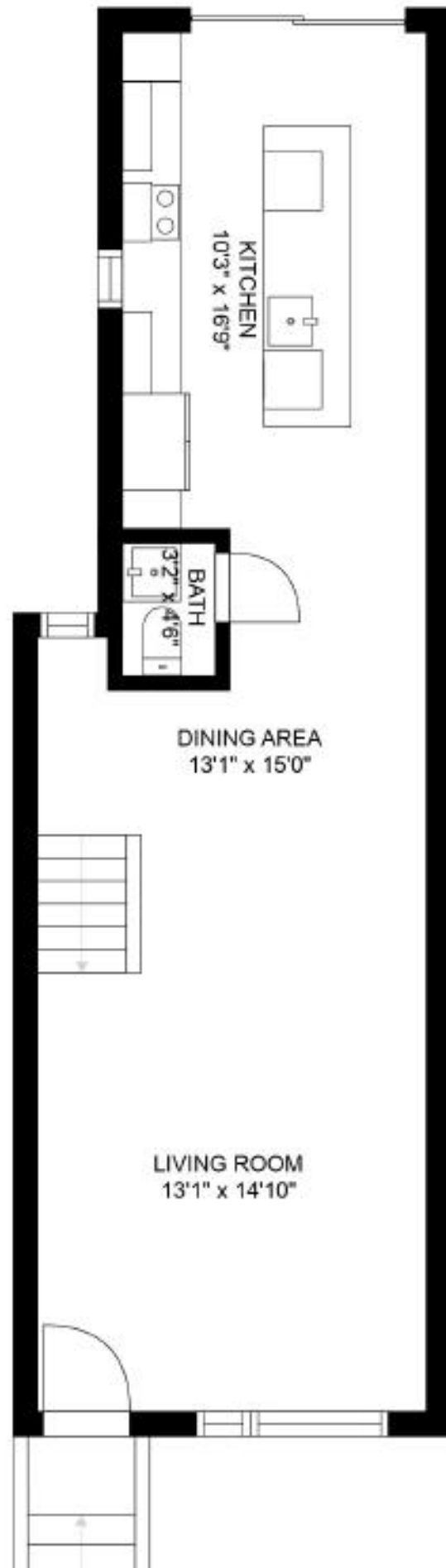


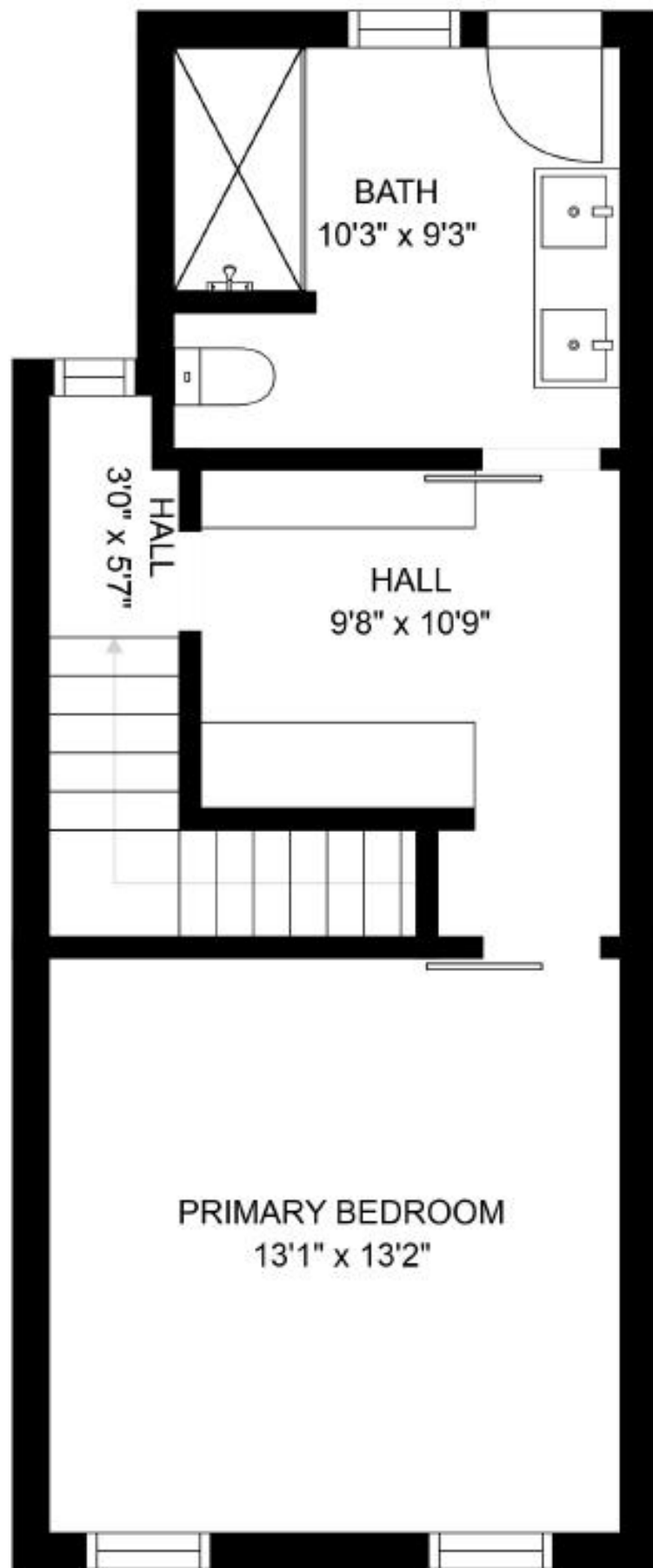
Welcome To 93A+B Fuller Avenue

Live A Fuller Life! Exquisite Craftsmanship & Design By Award-Winning Architect Lilia Koleva, This Ultra Low Carbon Footprint And Zero Fossil Fuel Masterpiece Delivers A Conscious City-Living Experience. Technically Detached From The Neighbouring Homes, The Sun Filled Interior Was Curated By Principles Of Biophilic & Passive House Design And Ethical Building Standards. Every Inch Was Delicately Built To Have A Productive Impact On Its Inhabitants, The Environment & Eliminating Noise Transmission As A Peaceful Sanctuary. High Ceilings, Skylights (Even In Basement), Bespoke Oak Millwork & Trendy Wide-Plank Floors. Galley Kitchen With Waterfall Island & Floor-To-Ceiling Sliding Doors With A Zero Threshold, 2nd Floor Office/Romper Room With Solid Oak Slide Doors, Grande 3rd Floor Primary Suite With Dressing Room, Ensuite In-Floor Heating & Walkout To Rooftop Terrace. The Bright & Spacious Legal Lower Suite With Front Terrace Entrance Ready For Income, Nanny Suite Or Multi-Generational Family.











93 A+B FULLER AVENUE

MAIN FLOOR

FOYER

- Oakville Black Limestone Tile Flooring
- Glass Door Entry
- LED Pot Lights
- Custom Oak Trim
- Wireless Security Cameras

POWDER ROOM

- Custom Oak Trim & Oak Ceiling
- LED Flush Mount Wall Sconce Light
- Rounded Mirror With Solid Surface Wall-Mounted Corner Sink
- Wall Mounted Maddison Swiss Toilet
- Wall Mounted Flush Actuator With Push Buttons
- Mosaic Tiled Walls
- Gold Hardware

LIVING ROOM

- Wide Plank Floors
- Oak Staircase With Glass Railings & Open Risers
- LED Pot Lights
- Large Picture Window With Custom Oak Trim
- Architectural Globe Floor Lamp With 2 LED Lights
- Hardwired Ethernet Ports

STAIRCASE

- 27.5Ft Ceiling
- Glass Railing
- Dynamic Custom Oak Staircase With Open Risers
- Architectural 18-Light LED Cluster Cylinder Pendant
- Interior Picture Windows In Custom Oak Trims
- Large 46.5 x 72.5 Inch Energy Star VELUX "No Leak Skylight"



93 A+B FULLER AVENUE

KITCHEN

- 9Ft Ceilings
- Wide Plank Floors
- LED Pot Lights
- Faux Brick Backsplash
- Quartz (K Stone 8005) Island With Waterfall On Both Ends
- Custom Oak Shelving At Rear Of Kitchen Island
- Kitchen Island Breakfast Bar
- Large Silgranit Black Undermount Sink With Matching Dual Spray Faucet
- Built-In Stainless Steel Dishwasher
- Built-In Induction Cooktop
- Built-In Smart Stainless Steel Oven With Stainless Steel Hood
- Built-In Stainless Steel Fridge
- Wine Fridge
- Custom Oak Trim With Open Shelves
- Floor To Ceiling Sliding Doors With Zero Threshold
- Architectural Globe Hanging Pendant Lights
- Custom Oak Built-In Wine Rack Above Fridge
- Integrated LED Drawer Lighting With Sensors

DINING ROOM

- Wide Plank Flooring
- LED Pot Lights
- Custom Oak Trim
- Architectural Globe Chandelier With 3 LED Lights

BACKYARD

- Black Granite Stone Walkway
- Multiple Seating Areas
- Large Wood Deck
- Stone And Pebble Patio
- Stone Walkway
- Mature Trees & Fruit Trees
- New Cedar Fence On Both Sides
- Water Connection
- Storage Shed
- Outdoor Wall Sconce In Matte Black Aluminum Cylinder With Up/Down Lighting & Tempered Glass Covers



93 A+B FULLER AVENUE

SECOND LEVEL

FRONT BEDROOM

- Two Large Windows In Custom Oak Trim
- Built-In Wardrobe
- Modern Circular LED Flush Ceiling Light
- Wide Plank Flooring

OFFICE/ROMPER ROOM

- Large Window In Custom Oak Trim
- LED Pot Lights
- Hardwired Ethernet Ports
- Sliding Corner Solid Oak Full-Height Doors Providing Flexible Configurations & Use Of Space
- Interior Window In Custom Oak Trim Opens To Below

BACK BEDROOM

- Large Windows In Custom Oak Trim
- Walk-In Closet With Sliding Doors And Built-In Storage Organizers
- Wide Plank Engineered Oak Floors
- Modern Circular LED Flush Mount Light
- Over Looks Backyard

LAUNDRY

- Frosted Glass Sliding Double Doors
- Stackable Washer/Dryer
- Acoustical Ceiling To Minimize Noise From W/D Use
- Built-In Shelves
- Porcelain Floors



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BATHROOM

- 4-Piece Bathroom With Wall Mounted Toilet And Vanity, Shower/Tub Combo.
- Porcelain Floor Tiles
- Frameless Glass Shower Door
- Window In Custom Oak Trim For Natural Light
- Black Shower Head With Handheld Attachment
- Black Sink Faucet
- Black Hardware Fixtures
- Wall Mounted Flush Actuator With Push Buttons
- LED Lighted Dimmable Fog Free Vanity Mirror With 3 Colour Selections And Motion Sensor
- Feature Textured Porcelain Wall Tile

MECHANICAL ROOM

- Hot Water Tank (Owned)
- Heat Recovery Unit (HRV)
- Heating And Cooling Fan-Coil Unit (Heat Pump)
- Plumbing & Water Distribution Valve Sets
- IT Hub
- Tiled Floor And Floor Drain
- Extra Storage



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THIRD LEVEL

PRIMARY BEDROOM

- Custom Oak Feature Wall With LED Accent Lighting
- Large Exterior Picture Windows In Custom Oak Trim
- Interior Picture Window In Custom Oak Trim With View To Skylight With Natural Light And Feature Stairs
- Full Height Solid Oak Door With Matte Black Invisible Track System
- Wide Plank Flooring
- Integrated LED Wardrobe Lighting With Sensors
- Custom Feature Wall

DRESSING ROOM

- Full Height Solid Oak Door With Matte Black Invisible Track System
- Built-In Storage With Drawers
- Solid Oak Wood Counter
- Skylight
- Large Dressing Mirror
- Vanity Desk Overlooking Interior Picture Windows In Custom Oak Trim
- Built-In Ironing Board

ENSUITE BATHROOM

- 4-Piece Bathroom With Double Sink, Glass Shower And Wall Mounted Toilet
- Heated Porcelain Tile Floor With Fully Tiled Matching Walls
- 60 Inch Double Vanity With Black Quartz Top And One-Piece Seamless Sinks
- Glass Shower
- LED Pot Lights
- Full Height Solid Oak Door With Matte Black Invisible Track System
- 60 x 28 Inch LED Bathroom/Dress Mirror With Magnifier & Anti Fog Function
- Matte Black Rain Shower Head & Handheld Shower Attachment
- Matt Black Hardware & Fixtures
- Skylight
- Large Windows In Custom Oak Trim
- Walk-Out To Terrace Balcony



93 A+B FULLER AVENUE

ROOFTOP TERRACE

- Reinforced Rough-In Ready For Hot Tub Sauna
 - Cedar Decking Installed On Easy Drain Pedestal System
 - Glass Railings
 - Metal Privacy Screens
 - Outdoor Wall Sconce In Matte Black Aluminum Cylinder With Up/Down Lighting And Tempered Glass Covers
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93 A+B FULLER AVENUE



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LOWER LEVEL SUITE

Private Entrance Basement Unit Has Its Own Separate Access From The Outside French Doors Opening Up To The Garden. Fire Separated And Acoustically Isolated Legal Basement With Independent Building Systems And Controls.

WALK-OUT TERRACE

- Small Garden
- Crushed Permeable Marble Stone With Drainage
- Cedar Cladding
- Exterior LED Accent Lighting With Variable Colours And Wireless Remote Control
- Open Riser Steel Staircase With Glass Railings
- Front Double Garden Door Entrance
- Hidden Outdoor Storage

KITCHEN, LIVING, DINING

- Built-In Wall Oven
- Soft Close Drawers
- Pot Drawers
- Heated Porcelain Tile Wood-Like Floors
- Pantry
- Built-In Concealed Counter Depth Fridge And Freezer
- Brick Backsplash
- 22 x 20 Inch Black Kitchen Sink With Black Dual Spray Kitchen Faucet
- LED Pot Lights

PRIMARY BEDROOM

- Skylights
- Built-In Closet
- Heated Porcelain Tile Wood-Like Floors

LAUNDRY

- Stackable Washer/Dryer
- Heated Porcelain Tile Floor And Floor Drain
- Built-In Storage And Counter

BATHROOM

- 5-Piece Bathroom
- Skylight
- Pot Lights
- Heated Porcelain Tile Wood-Like Floors
- Frameless Glass Shower Door
- Wall Mounted Toilet
- LED Lighted Dimmable Anti Fog Vanity Mirror With 3 Colour Selections And Motion Sensor
- Black Shower With Handheld Shower Attachment
- Black Sink Faucet
- Black Hardware Fixtures
- LED Pot Lights



93A+B Fuller Avenue, Roncesvalles

Sustainable Features

The property, including both units, is renovated using design principles and methods from the international high-efficiency building standard - Passive House, EnerPHit, and the Canadian High-Efficiency building Standard R-2000.

The energy, heating and cooling requirements of the home are met without the need for using any fossil fuels, reducing the direct CO² greenhouse emissions of the house to zero. By comparison, the average new home in Canada releases 5 (five) tonnes of CO² each year as per 2022 report from Natural Resources Canada.

- ENERGY STAR® certified windows and skylights
- ENERGY STAR® certified installed appliances reducing total building energy requirements
- Building air leakage targeted to be 1 air change per hour that is a targeted 300% improvement from the Ontario Building Code requirement of 3 air changes per hour
- Building air leakage is reduced using high-performing building fabrics from Rothoblass instead of the typical plastic vapour barriers
- Building products, whenever possible, were chosen with low or no emitting properties of Volatile Organic Compounds (VOCs) for occupant long-term health benefits
- Permeable driveway construction using Geogrid cells to reduce rainwater runoff into City of Toronto sewer systems
- Permeable basement walkout using two concrete beams and crushed stones to reduce rainwater runoff and thermal bridging
- ¾ Inch sound insulation layers installed beneath all wood flooring on all floors
- Water usage reduction measures including low flow faucets and dual flush toilets
- Building roof designed for potential future addition of solar panels with sufficient area and capacity anticipated to replace base building needs, if implemented

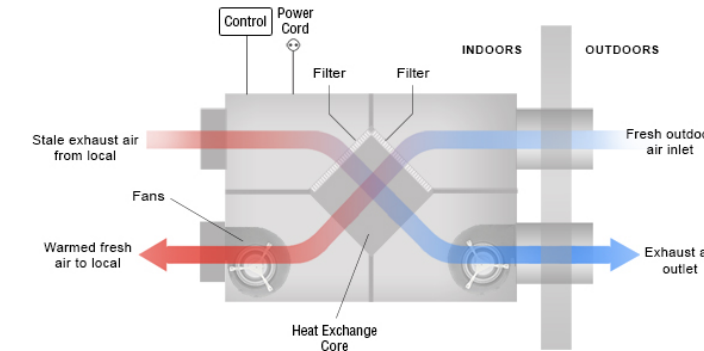
Some key building systems are further described on next page.



93A+B Fuller Avenue, Roncesvalles

Indoor Air Quality System

Lifebreath Heat Recovery Unit (HRV)



Technical Description

ENERGY STAR® and Home Ventilating Institute (HVI) Certified Heat Recovery Unit (HRV) with 5-speed de-humidification and environment control

Why it matters?

Premium indoor air quality anticipated to reduce headaches, tiredness, allergies, and disease spread. The exchange of indoor and outdoor air provides fresher and cleaner air without adding energy load to the heating and AC system. The renewal of the air inside the home is essential to keeping the environment comfortable and healthy. It efficiently supplies clean air from the exterior and extracts the stale air from inside to achieve an optimum healthy air quality in any occupied space, achieving this while recovering and using the heat energy back into the system.

Indoor Air Quality System

Lifebreath MERV 13 Air Filters



Technical Description

The COVID-19 pandemic increased the need for buildings to protect occupants from infection due to airborne pathogens. To help protect against COVID-19 and



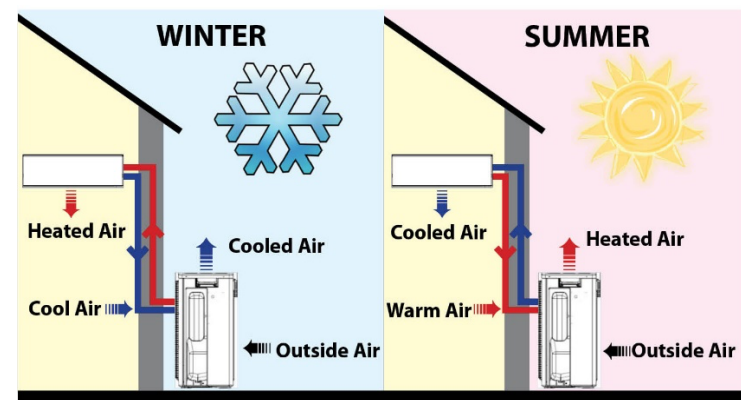
93A+B Fuller Avenue, Roncesvalles

other pandemics, ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) also adopted in Canada, changed its recommendation from MERV 8 filters to a MERV 13 filter and above.

Why it matters? Super-clean air and improved air quality designed to offer added protection against a wide range of airborne contaminants from the air, such as viruses, bacteria, dust, mould spores, pollen, smoke, and against airborne pathogens with a size of 0.3 microns (µm).

Heating & Cooling System

Senville Heat Pump



Technical Description

ENERGY STAR® certified Cold Climate Heat Pump with Ultra-High efficient Inverter technology to minimise energy consumption. 23 SEER rating and COP rating of 3.6

Why it matters?

In Canada, central spit systems must meet the minimum allowable efficiency level of 13 SEER (Seasonal Energy Efficiency Ratio). AC systems with a 14.5 SEER or higher earn the ENERGY STAR® designation in Canada, proving they meet a high standard of energy efficiency. While 14 SEER unit is an industry-practice for energy-efficient homes, a 23 SEER unit achieves superior energy efficiency anticipated to further reduce by 40% the Hydro bills compared to a 14 SEER energy-efficient home.

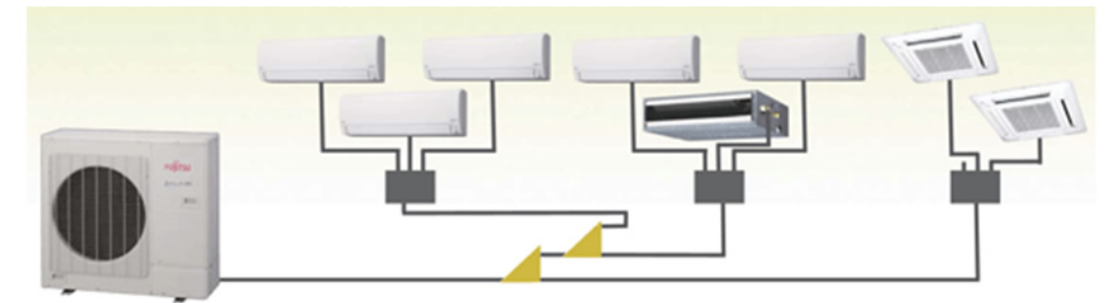
Any heat pump with Coefficient of Performance (COP) of above 3 is considered very efficient. COP of 3.6 is 360% energy efficient



93A+B Fuller Avenue, Roncesvalles

Heating & Cooling System

Senville Multi-Zone Independent Controls



Technical Description

Multi-Zone independent heating and cooling system per floor

Why it matters?

Allows multi-floor controls maintaining desired comfort levels and temperature by varying the speed of the compressor. Lower unit utilizes a wireless control option with display of energy consumption providing an attractive option for potential tenants.

New Exterior Wall Construction

R-30 Rockwool Comfortbatt Insulation



CONDUCTION
Heat escaping through a solid material like a wall.

Technical Description

Building wall systems designed to be energy efficient with insulation values 25% greater than the required Ontario Building Code

Why it matters?

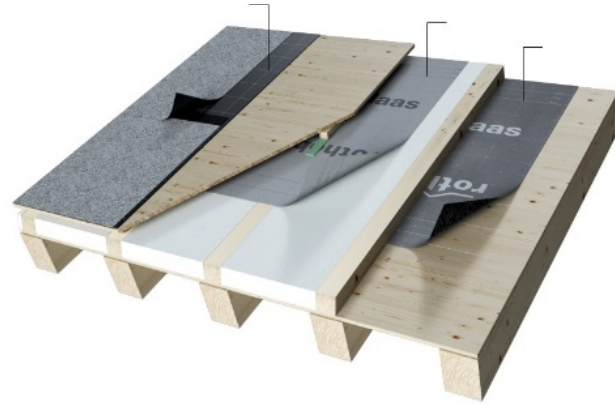
Better the thermal and acoustical performance improving the indoor environment and substantially reducing the heating and cooling energy needs

Roof Construction

R-62 Rockwool Insulation & Rothoblaas Roof Membrane



93A+B Fuller Avenue, Roncesvalles



Technical Description Building roof systems specifically designed to be air-tight and energy efficient with insulation values 100% greater than the required Ontario Building Code

Why it matters? Better thermal and acoustical performance improving the indoor environment and substantially reducing the heating and cooling energy needs



93A+B Fuller Avenue, Roncesvalles

Architectural Description

A globe lantern in the front-yard landscape marks the presence of this modern house on Fuller Avenue. Reminiscent of those seen in the mews of London and streets of Amsterdam, this elegant brick façade with large picture windows, planters, and a sunken garden, is the latest beautiful renovation to the streetscapes of Roncesvalles.

The 1900's home has seen a complete interior and exterior transformation. Taking cues from the Victorian houses of the neighbourhood, the restored façade brings ornate red brickwork paired with industrial black detailing while the light-filled interiors are curated by principles of biophilic design.

Biophilic: Biophilia means a love of nature, so biophilic design means using natural resources to create a sense of harmony between modern architecture and the natural world. *

A closer approach reveals two independent units with distinct addresses and entrances, which then make way to a quaint sunken garden wrapped in cedar siding and permeable marble stones that reflect light into the lower unit.

Glass doors stand tall and inviting. Guests are treated to a glimpse of the design thought process, where the open architectural concept is shaped by the desire to maximize space, natural light, and earthy tones. By seeking alignment, continuity, and bringing the outside in, the design plays the changing light and colours throughout the day and seasons. From a technical and construction perspective, nothing is left unattended. Extensive collaboration with the neighbours and structural engineer has allowed the creation of a detached building structure with thought put into eliminating noise and vibration transmission. Staggering of perimeter studs, use of acoustic walls and floors throughout, utilization of fire-separations and materials of the highest quality create a long-lasting home with equal attention to the visible and hidden elements. Designed by an award-winning architect, craftsman and building engineer, the home is based on low-carbon living, Passive House principles, biophilic design and interior well-being strategies. This house comes with complete architectural plans and permits.

A dynamic oak staircase with over 27 feet of interconnected space invites guests to the upper floors, brings natural light to the heart of the home and visually connects living spaces through interior picture windows. The architecture is modern but warm with clean simple lines, built-ins, bespoke oak detailing, and spatial alignments making living functional and aesthetically exquisite.

The more private rear façade brings the outdoor inside at each level. At the ground floor, large sliding doors open to the cedar patio and garden beyond. Tall windows in the second-floor bedroom frame the century-old tree in the garden while on the third floor, guests find a secluded rooftop terrace with views of tree canopies and the CN Tower.

The fresh new home has an intangible quality where tradition, sustainability, technical design, custom detailing, light, texture, and colour come together beautifully for a unique and environmentally conscious city-living experience.

* Taken From Pebble Magazine 2022.

Neighbourhood: Roncesvalles

Neighbourhood Features Near Property

- Walk Score: 89
- Transit Score: 92
- Bike Score: 55
- Transit Access: TTC Transit, Lansdowne Subway Station, Dundas West Subway station, Bloor GO Station, Exhibition GO Station
- Major Highways: Gardiner Expressway
- Groceries: The Mercantile, Metro, Fresh Fields, No Frills, Queen Supermarket, Bernard's Filipino Specialties
- Shopping: Dufferin Mall, Loblaws Plaza, Shops At King Liberty, The SPOT, LCBO, Bossanova Wine & Beer, Wine Rack, Woodhouse Bottle Shop & Brewing Co., TD Bank, RBC Bank, CIBC Bank, Scotiabank, Shoppers Drug Mart
- Entertainment: Revue Cinema, Zoomerhall, Eyesore Cinema, Paradise Theatre, The Drake Hotel, McCormick Arena, Dufferin Grove Rink, Ricoh Coliseum, Trinity Bellwoods Rink
- Coffee Shops: Cherry Bomb Coffee, Extra Butter Coffee, Grocery Coffee, I DEAL Coffee & Wine Bar, Tim Hortons, Starbucks
- Parks: High Park, Soraren Avenue Park, Melbourne Avenue Parkette, McCormick Park, Budapest Park, Lakeshore Boulevard Parklands
- Restaurants: Tiny Café, Liberty Garden Chinese Restaurant, Himalayan Kitchen, Tsampa Café, Grocery Coffee, Norling, Tibet Kitchen, CINCO Mexican Restaurant, The Shameful Tiki Room, Sushi On Roncy, Labora Restaurant, Antler Kitchen & Bar, Miss Thing's, Dave's Hot Chicken, Craig's Cookies
- Gyms: F45 Training, Fine Tune Pilates, Go West Athletics, Soraren Basketball Court, Stay Gold, Strong
- Schools:
 - Elementary – Parkdale Junior & Senior Public School, Fern Avenue Junior & Senior Public School, Holy Family Catholic School, City View Alternative Senior School, Shirley Street Junior Public School, Garden Avenue Junior Public School
 - Secondary – Secondary – Parkdale Collegiate Institute, ESC Saint-Frere-Andre, Bishop Marrocco/Thomas Merton Catholic Secondary School, St. Mary's Catholic Secondary School
- Hospital: St. Joseph's Health Centre, Glendale House, Toronto Western Hospital, Runnymede Healthcare Centre, Mount Sinai Hospital, Princess Margaret Cancer Centre

Specifications:

- Year Built: 1900
- Property Tax Year: 2022
- Property Taxes: \$5,466.22 (May Be Re-Assessed)
- # Of Beds: 3 + 2 Bedroom
- # Of Baths: 4 Bathroom
- Rental Appliances: None
- Acoustic Soundproofing Through
- Fully Detached With Air Gap Between Walls Of Abutting Row Homes
- Included Chattels: 2 Fridges, 2 Stoves, 2 Dishwashers, 2 Washers And 2 Dryers, All Electrical Light Fixtures, Security Cameras, Globe Security System, Wine Fridge







Contact us today for your private viewing.



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