Bel Air Heights

1778 FORMAN AVE.

Meticulously cared for and upgraded 3 bedroom side-split in highly popular Bel Air Heights, an ideal neighbourhood for family living.

Welcome to 1778 Forman Avenue, this turnkey property is well positioned on a quiet, tree-lined street with every amenity close at hand. A choice location defined by its abundant green space and connectivity; you're just steps from the NCC's Experimental Farm pathway system where you can easily enjoy nature and explore the city. Conveniently close to Agincourt Public School, beautiful parks, shopping at College Square, as well as ready access to transit, the future LRT, Algonquin Park & Ride, and the 417 making commuting a breeze.

Set on an expansive lot, this quality-built Campeau home is surrounded by lush greenery, including beautiful established perennial gardens and mature trees that provide natural privacy. The south facing backyard is fully fenced, thoughtfully landscaped and features both a deck and spacious patio perfect for hosting summer gatherings. A shed provides additional storage.

As you enter the home, you will instantly notice the abundance of natural light that floods the interior throughout. Beyond the spacious foyer lies a modernized main floor laundry room with ample storage, a sink, and a folding counter. This convenient space also provides access to the rear yard and inside entry to the single attached garage. Up a few stairs to the inviting living room complete with an oversize bay window and a gas fireplace that serves as this room's focal point. The adjacent sunfilled dining area offers an intimate and comfortable setting for both formal and casual meals, with direct access to the rear deck and yard for added convenience. The updated kitchen is open to the dining area and boasts sleek quartz countertops, stainless steel appliances, and refaced floor-to-ceiling cabinets. Refinished hardwood floors on the main level continue to the second floor, where you'll find three bright bedrooms and an updated 4 piece bath.

The basement has been professionally finished showcasing a generously sized family room enhanced with engineered hardwood floors, and a stunning new bathroom with floating vanity and oversized glass-enclosed shower. Ample storage and utility complete this area. Welcome home!

1778 Forman Avenue

BEL AIR HEIGHTS

INCLUSIONS:
- Refrigerator (as-is)
- Stove
- Hood Fan
- Dishwasher
- Washer & Dryer
- Living Room Drapes
- Hot Water Tank
- Auto Garage Door Opener

EXCLUSIONS:
- Basement Freezer
- Microwave
- All Window Coverings, Drapery Rods

Lot Size:
48.77ft (FR) x 90.43 ft (east side) x 79.92 ft (rear width) x 84.90 ft (west side)

Property Taxes:
$4,551.54 [2022]

Heating: Forced Air Natural Gas (2008)

Cooling: Central Air (2005 approx.)

Parking: Single Attached Garage with inside entry

Year Built: 1960 approx.

HOME IMPROVEMENTS:
2021:
- Basement Bathroom
- Laundry room reno
- Hot Water Heater
- New Back & Side Fence
- New Garage Door Opener
- Attic Insulation (O'Reilly)
- Backwater valve installed in basement floor

2020: Electrical upgrades including additional panel to accommodate a generator in case of power failure
2017: Storage Shed
2016: Basement Renovation
2015:
- Deck and Sliding Patio Doors
- Laundry & Basement Windows
- Gas Fireplace (Fireplace Centre)
- Hardwood Floors refinished
2014: Kitchen Cabinet refacing
2013: Front Door; Garage window
2012: Bay Window
2011: Driveway repaved
2009: Siding
2008: Roof Shingles

LEVELS	ROOMS	DIMENSIONS
Lower Main	Foyer	11'9" x 4'2"
Lower Main	Laundry/Mudroom	10'5" x 7'4"
Main	Living Room	21'3" x 12'
Main	Dining Room	10'7" x 8'2"
Main	Kitchen	12'6" x 10'1"
Second	Primary Bedroom	13'10" x 10'1"
Second	Bedroom 2	10'1" x 8'6"
Second	Bedroom 3	10' x 8'5"
Second	4 Piece Bathroom	
Basement	Family Room	19'6" x 9'7"
Basement	3 Piece Bathroom	9'2" x 4'8"
Basement	Storage	
Basement	Utility	

*Some Room Measurements +/- jogs.

Average Monthly Utility Costs:

Gas: $94/mth;
Hydro: $130/mth;
Water: $70/mth.

Rental Equipment:
Alarm Monitoring (Rogers approx. $40/mth)