

THE MILLS TEAM

is proud to present

31 RODARICK
DRIVE



31Rodarick.com



WELCOME HOME

Set on picturesque Rodarick, a quiet family-friendly street, on an oversized lot, this belle of a bungalow has been thoughtfully renovated and lovingly maintained with no detail overlooked. Combine a stunning new kitchen, king-sized primary bedroom with ensuite, and a completely finished basement with income potential and you have perfection.

So much space for the entire family with 3 bedrooms / 2 washrooms upstairs, plus a full lower level with side entrance, sunny rear recreation room with a walk-out, second kitchen, full washroom and two more flexible bedroom/office spaces.

Enjoy the magical 160 foot deep lot with a private backyard including a shed and a greenhouse. Other dream makers include: attached garage, hardwood floors and stellar mechanics - literally everything (see list of updates)!

A wonderful waterfront community, walking distance to sought-after public schools, parks, and community centre/library. Easy GO Train & 401 access + groceries, coffee at Mr Beans, The Black Dog Pub, Mark's Pizza & Lamanna's Bakery are just moments away.





ADDITIONAL INFO

- Property Taxes:** \$4,234.51 (Annual in 2024)
- Lot Size:** 55.00 feet x 160.00 feet - irregular
- Possession:** 60 Days/TBD
- Parking:** One car attached garage plus private drive with parking for two cars
- Utility Costs:** *Electricity:* Approx. \$79/month (2023-2024)
Gas: Approx. \$104/month (2023-2024)
Water/Waste: Approx. \$61/month (2023-2024)
- Heating:** Forced air gas furnace with central air conditioning
- Inclusions:** Stove (Kenmore), Refrigerator (LG), Hood Exhaust (Samsung), Microwave (Samsung), Dishwasher (Bosch), Washer (LG), Dryer (LG), Basement Refrigerator (Kenmore), All Parts of Furnace and Central Air Conditioner, All Built-in and Attached Shelving, All Electrical Light Fixtures, All Window Coverings, BBQ (Vermont Castings), Carpet Vacuum (Red Devil), Lawnmower (Honda), Garden Shed (Rubbermaid), Greenhouse & Radar Cat, All Gardening Tools (Hose & Reel, Ladder, Pruning Pole, Shovels plus any other items in shed), Garden Bird Bath and Front Driveway Garbage Bin Storage Shed. Extras: Paints and extra kitchen porcelain flooring, items located in basement crawlspace (furnace filters (3M), shelf on wheels and humidifier filter).
- Exclusions:** Stager's Window Coverings
- Rental Equipment:** None

A Home Inspection Report dated August 9th 2024 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

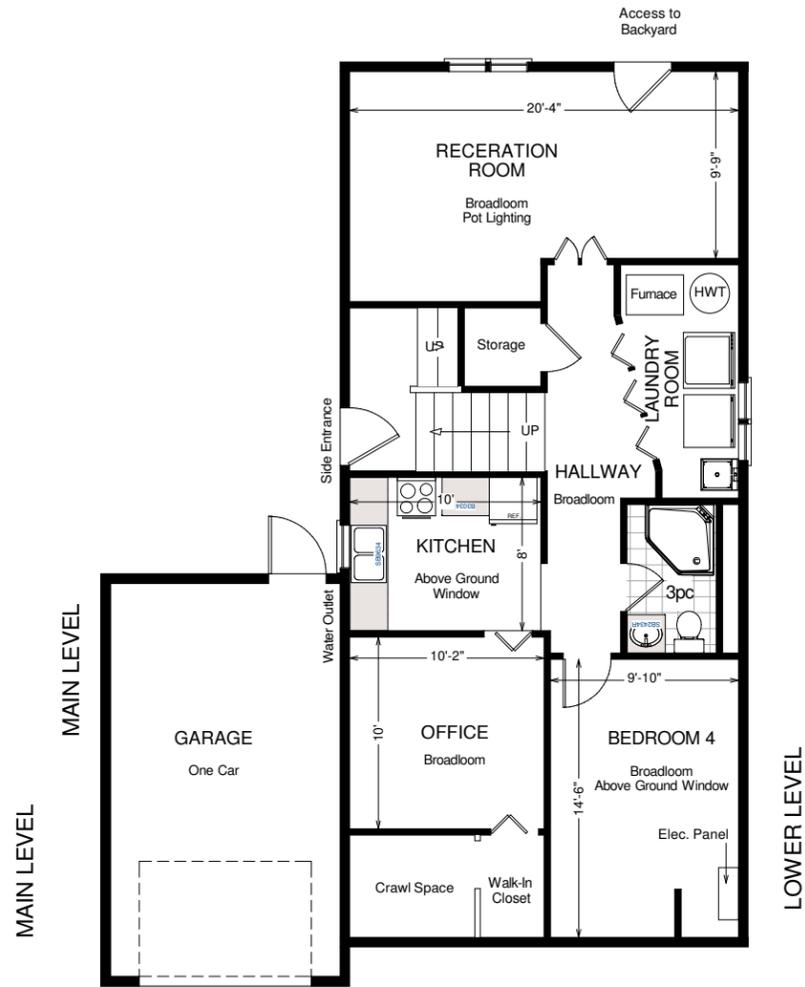
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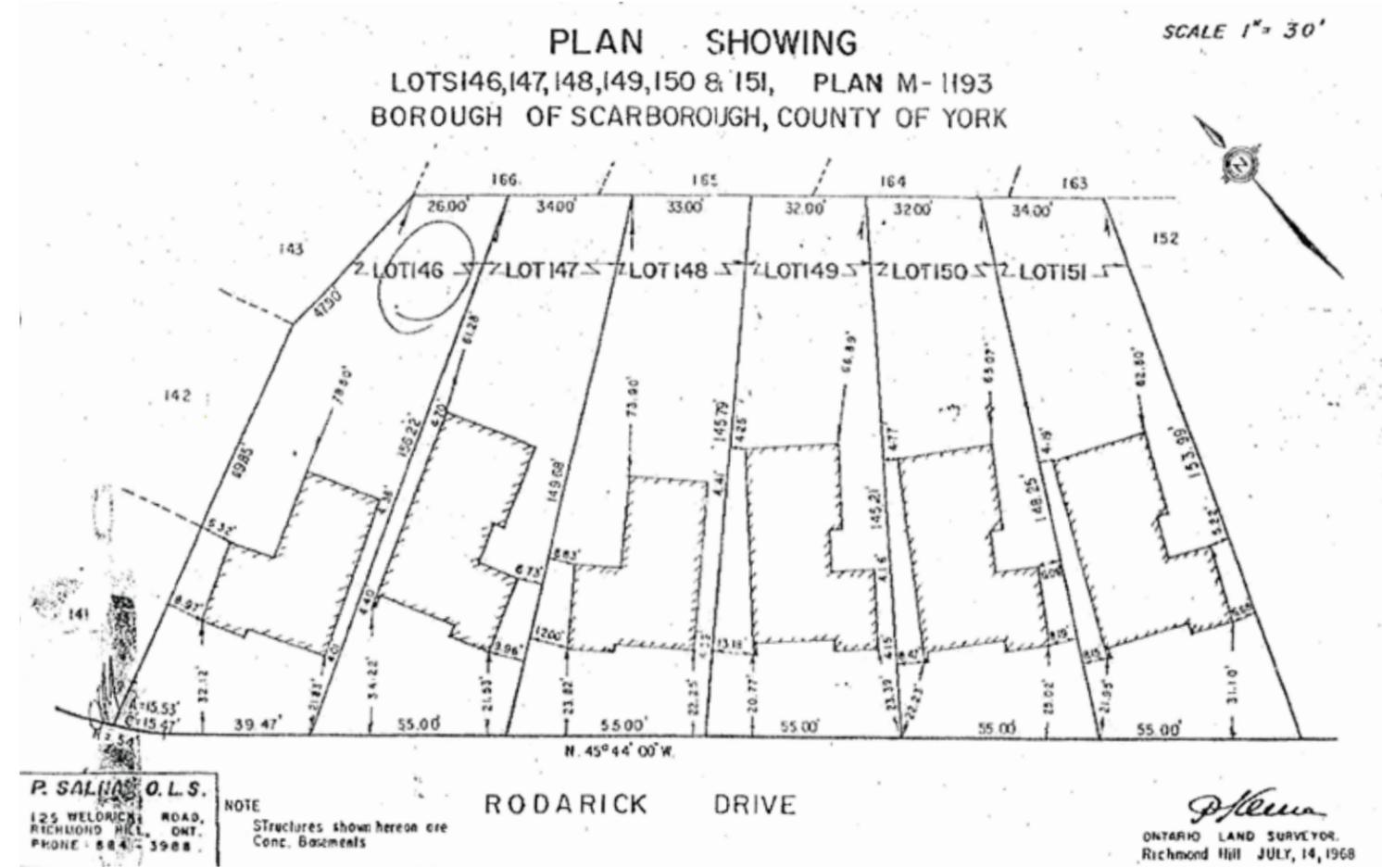
OWNER ADDED UPGRADES & RENOVATIONS OVER THE YEARS
WITH METICULOUS ATTENTION TO DETAIL:

YEAR	ITEM	DETAILS
Aug-13	Bosch Diswasher	SHE7PT55UC model
Sep-13 & Dec-16	Toilets - Main Bath + Basement + Ensuite	American Standard Cadet 3 Dual Flush Elongated Bowl Toilet (Main Bath Model: 3380516ST 020; 990-1,000 g MaP Score; Eco Options Certified Water Efficient; Basement Bath Model: 3381516ST 020) + Glacier Bay Dual Flush Toilet (Model: TL-2005-WL-GB; 800g MaP Score; Eco Options Certified Water Efficient)
Sep-13	Kitchen + Garage Plumbing	
Oct-2013 & Sep-2014	New Downspouts & Eavestroughs + Smartscreen	5 inch Eavestroughs & Downspouts
Oct-13	Garage Sprayfoam	BASF Eco 2lbs Polyurethane Spray Foam: Garage ceiling @ 5 inches R32 & Garage interior wall @ 3 inches R20.
Oct-13	Induction Range	Kenmore 30 inch Induction Convection Self Clean Range, S/S, Model# 970C67013
Oct-13	Front Driveway Storage Shed	Recycling & Garage Bins
Oct-13	Master Bedroom Ensuite - Faucet, Vanity/Mirror, Towel hook, Toilet paper holder & lighting	Kohler Alteo 2-Handle Brushed Nickel, Toilet Paper Holder & Towel Ring, St Paul 36 inch Vanity w/Mirror & Progress Lighting Heart Collection 3-light Brushed Nickel Bath Light
Oct-13	Master Bedroom Ensuite Flooring	Mono Serra Mono Serra Elesa Beige & MSI Stone ULC Emperador Mixe Bamboo Pattern Tile
Oct-13	New Garage Backdoor	Fibreglass with Low-E Argon gas glass
Nov-13	Garage + Ensuite Installation	
Dec-13	LG Fridge	LFC25765ST ENERGY STAR rated
Dec-13	Master Bedroom Ceiling Fan	44 inch Harbour Breeze Brushed Nickel Sauble Beach Ceiling Fan - Model #40219
May-14	Backyard Tree Pruning	Davey
May-14	Replaced damaged Eavestroughs	5 inch Eavestroughs on north east roofline damaged due to ice storm in Dec'13
Jul-14	Exterior Foundation Walls	Parging
Sep-14	Exterior Siding Painting	

YEAR	ITEM	DETAILS
Sep-14	Electrical - Basement + Backyard	Surge Protector, reverse polarity, FGCI Recepticles, outdoor lighting, junction box for stove
Oct-14	New Windows & Screen Doors (excl. Bay Window)	Clera, Total 19 Windows: 16 Casement Windows - Low E, Argon Gas & 3 Basement Double Sliding Windows + 3 Storm Doors
Oct-14	Backyard Outdoor Lights	Globe Electric 300 Watt Twin Lamp Outdoor Security Light Fixture, Black. Model # 79008
Sep-15	High Efficiency Hot Water Tank	Bradford White ENERGY START Qualified RG2F50S6N Model - 50 Gallon/189 Litre tank, 0.70 Energy Factor
Jan-17	Basement Laundry Plumbing	Install Laundry faucet, two emergency shut off valves and hose bibs for washing machine and basement washroom toilet
May-17	New Roof	Owens Corning TruDefinition Duration Brownwood Shingles, Ice & Water Membrane, Vents, Drip Edge, Chimney Flashing
Mar-18	New High Efficiency Gas Furnace	Trane S9V2B060U3PSA model - 96% AFU, 2 stage variable speed
Mar-18	Attic Insulation	Blown cellulose loosefill insulation to R60, styrochannel moisturevents (baffles) and insulation/weatherization of attic hatch in guest room and insulation sleeve/sealing of main bathroom exhaust
Mar-18	Smart Thermostat	Ecobee 4
Dec-18	LG Front-Load Stackable Washer & Dryer Set	LG DLEX3570V Graphite Steel Electric Front-Load SteamDryer & LG WM3770HVA Graphite Steel Electric Front-Load Washer Set
Feb-19	Humidifier	APRILAIRE 500M + installation
Aug-19	Backyard Shed, Wood Foundation + Installation	Rubbermaid Big Max 7 foot by 7 foot Shed
Jul-20	Front Exterior Lights	Cascadia Abigail Smart Light Black Motion Sensor Dusk to Dawn Outdoor Wall Lights (2), MFR#: T0123 + Installation
Dec-20	New Garage Door	C.H.I. Accents Wootones - Stamped Shaker Walnut (Foam Injected Insulated, R-Value 16.55, Panel Style #2518)
Sep-23	Kitchen, Main Bathroom and Basement Renovations	"Quartz Countertops, Bosco 9" Stainless Steel sunken single sink, Samsung Stainless Steel 1.9 cu. ft. Microwave/Rangehood, Crown Moulding, MSI Stone ULC Aria Oro Polished Porcelain Floor; Kohler Alteo shower set and sink faucet, towel bar, toilet and robe hook, Panasonic ENERGY STAR® 80-110 CFM 0.3-0.5 Sones Whisper Choice Bath Fan, wall lights and mirror, fan timer, shower tiles; Cyclone HushTone ENERGY STAR® 50 CFM Quiet Bathroom Exhaust Fan"
Apr-24	Basement & Stairwell Carpet	Brookside PINPOINT Collection - Colour OAT carpet + 3M 10 mm - 8 Lb GOLD Underpad







*This survey may not up-to-date



COMMUNITY SCHOOLS

Toronto District School Board 416-397-3000

www.tdsb.on.ca

- JK-6 Charlottetown Junior Public School 416-396-6135
85 Charlottetown Blvd.
- 7-8 Joseph Howe Senior Public School 416-396-6405
20 Winter Gardens Trail
- 9-12 Sir Oliver Mowat Collegiate Institute 416-396-6802
5400 Lawrence Avenue East
- 9-12 Sir Robert L. Borden Business & Technical Inst. 416-396-6810
200 Poplar Road
- 9-12 Maplewood High School 416-396-6765
120 Galloway Road

French Immersion

- JK-8 William G. Miller Jr. Public School 416-396-6655
60 Bennett Road
- 9 - 12 Cedarbrae Collegiate 416-396-4400
550 Markham Road

Toronto Catholic District School Board 416-222-8282

www.tcdsb.on.ca

- JK-8 St. Brendan Catholic School 416-393-5359
186 Centennial Road
- 9-12 Pope John Paul II Catholic S.S. 416-393-5531
685 Military Trail

Toronto Post-Secondary Schools

www.edu.gov.on.ca

- Centennial College 416-289-5000
941 Progress Avenue
- Centennial -
HP Science & Technology Centre 416-289-8180
755 Morningside Avenue
- University of Toronto - Scarborough 416-287-8872
1265 Military Trail

Toronto Private Schools

www.edu.gov.on.ca/eng/general/elemsec/privsch






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