



804 Adams Ave.



3 BEDROOMS

2 BATHROOMS

Carport

TAKE A LOOK INSIDE

highlights

Welcome Home. Discover 804 Adams Avenue, a charming 3-bedroom, 2 bath all brick bungalow on a quiet street in sought-after Elmvale Acres. This thoughtfully updated home blends mid-century character with modern comfort. The bright main floor features restored original oak flooring, vaulted ceilings, and a warm living room with large windows and a cozy wood-burning fireplace, complemented by a separate dining room ideal for gatherings. Elegant new lighting enhances the vaulted ceilings, while fresh interior paint creates a bright, clean, and spacious feel. Custom-made blinds add style and privacy throughout. The spacious eat-in kitchen offers abundant cabinetry and ample counter space. The serene primary bedroom provides a peaceful retreat, while the secondary bedrooms are well-designed with easy access to the main bath. The fully finished lower level adds valuable living space with a large recreation room, 3-piece bathroom, a well-equipped laundry room, and generous storage. A back door leads to a large fenced yard with mature trees, a patio, and a carport-perfect for outdoor living. Extensive upgrades include a new roof with added venting, updated eavestroughs, new blinds and lighting, refinished hardwood floors, interior repainting, new door hardware, updated electrical outlets and switches, and a 2024 high-efficiency furnace paired with a newer A/C system and a new hot water tank for year-round comfort and improved energy efficiency. Elmvale Acres is a mature, well-established neighbourhood known for its welcoming community feel. It offers generous lots, quiet tree-lined roads, and a walkable layout. The area provides excellent public transit, quick access to shopping, restaurants, parks, and schools, and is minutes from the General/CHEO hospital campus. Nearby green spaces, pathways, and community amenities support a balanced and convenient lifestyle.

upgrades & special mentions

Details

- Age of Home: 1960
- AC - 2022
- Roof - 2024
- Furnace - 2024
- HWT - 2024 (owned)
- Appliances - washer/dryer 2024, all others unknown
- Windows - unknown

Upgrades in 2024

- Fence installation and hedge removal
- New roof, added venting
- Conversion from oil to gas and new furnace
- New HWT (electric)
- New backwater valve
- New eavestrough
- Added main floor bathroom exhaust and fan
- New washer and dryer
- New blinds
- New light fixtures (main floor, except bathroom and kitchen)
- Tree trimming

Upgrades in 2025

- New door hardware (hinges, handles)
- New electrical outlets, switches
- New paint (ceiling, walls, trim, doors)
- Hardwood floor refinished



inclusions exclusions rentals & utilities

Chattels: Fridge, Stove, Washer, Dryer, Furnace, A/C, Hot Water Tank, All Lighting Fixtures, Window Coverings, Bathroom Mirrors,

Exclusions: Chest Freezer

Rental Items: None

Internet: Bell Fibe (8 Gbps up/down max)

Avg Utility Costs:

Hydro: \$ 90.00

Enbridge Gas: \$80.00

Water/Sewer: \$56.00

Prop Taxes: \$4585.51

Seller's Favourite Things about living here:

- Lots of parks and diversity of mature trees
- Proximity to downtown, bike paths, hospitals, shopping
- Good schools walking distance
- Friendly, lots of long-time residents and multi-generation
- Engaged community and lots of events
- Adams is a very quiet street



extra photos



Description

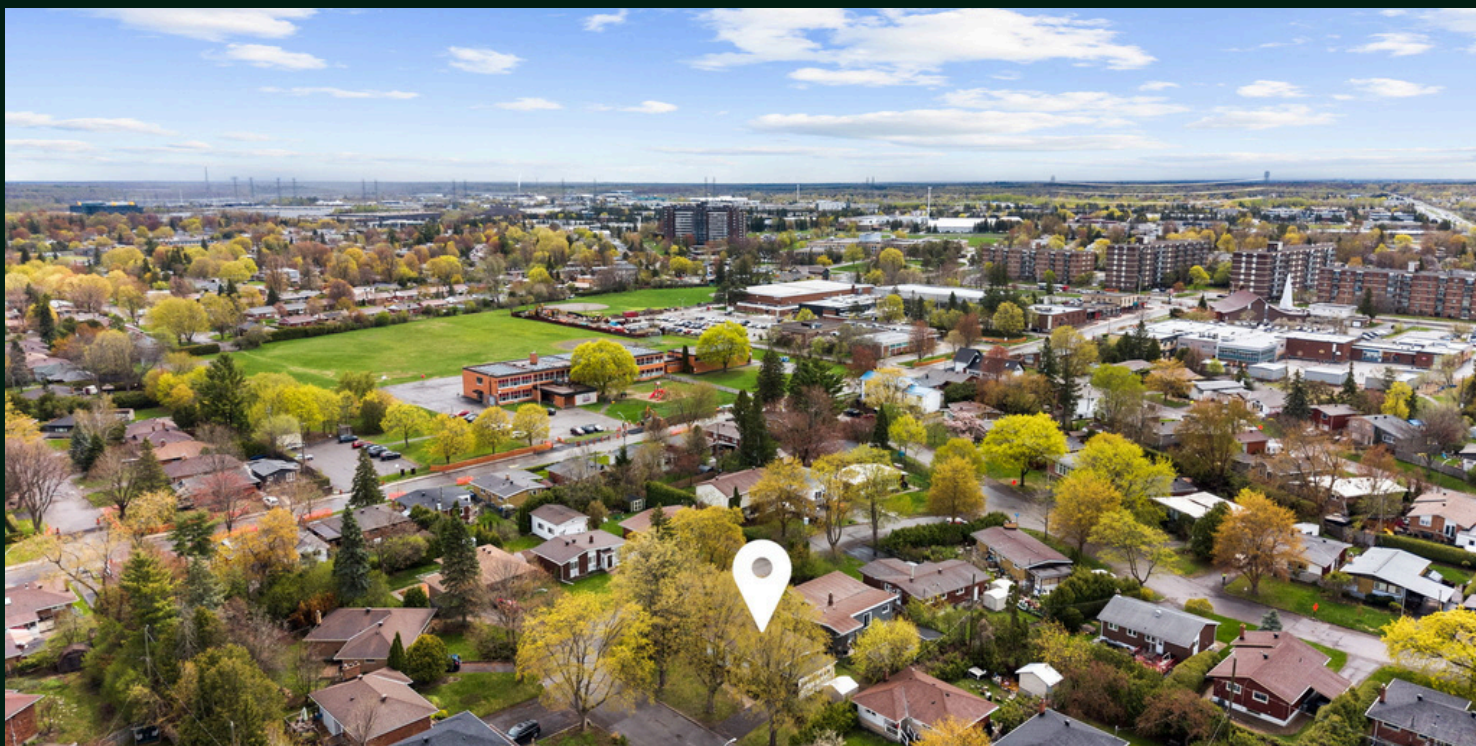


Description

extra photos



Aerial View



Aerial View