

# Welcome to

150 Ruskin Street



CHELL  
TEAM





Nestled in the sought-after Civic West neighbourhood, this beautiful 4-bedroom home is just steps from Hampton Park and the scenic trails of the Experimental Farm. Spacious and sun-filled floor plan offers an expansive living and dining room with attractive leaded glass windows. The home features original hardwood floors - oak hardwood throughout the main level and maple hardwood floors on the second level. Renovated kitchen with granite counters, marble backsplash and SS appliances. Enjoy the flexibility of two main level bedrooms (or bedroom and home office -you decide!) plus a renovated 4-piece bathroom. The second level boasts two additional bedrooms, a walk-in closet and renovated bathroom. Both bathrooms feature marble mosaic floors. The finished basement expands your living space with a generous rec room, sauna, wine cellar, cedar room, bathroom, and laundry area. A convenient mudroom leads to the private, south-facing backyard. Detached single car garage. Roof re-shingled ~2014 , garage roof re-shingled 2024, Gas Boiler and Hot Water Tank 2022, most windows replaced. Excellent location - walk or bike over the Jackie Holzman bridge leading to the trendy shops and restaurants of Wellington Village, Elmdale Tennis Courts & Parkdale Market!







## MAIN LEVEL

Foyer

Living/Dining Room 30'1" x 12'0"

Kitchen 11'11" x 9'4"

Bedroom 13'10" x 10'1"

Bedroom 12'3" x 9'10"

Bathroom 4-piece

Mudroom 6'11" x 4'10"

## SECOND LEVEL

Primary Bedroom 17'0" x 11'4"

Bedroom 16'3" x 9'11"

Walk in closet 9'0" x 4'3"

Bathroom 3-piece

Bedrooms: 4

Bathrooms: 3

Neighbourhood: Civic Hospital

Year Built: 1940

Possession: TBA

Lot size: 40.00 feet x 100.00 feet

Style: Detached, 1 1/2 Storey

Exterior: Brick

Parking: 3

Garage: Single Car Detached

Heating: Hot Water / Natural Gas

Cooling: None

Flooring: Hardwood, Marble, Tile

Taxes: \$7066.00 / 2025

## BASEMENT

Recreation Room 29'10" x 11'10"

Bathroom 3-piece

Laundry

Storage Room

Wine Cellar

Cedar Room

## INCLUSIONS

2 Refrigerators in basement, Freezer. Stove, Dishwasher, Microwave/Hood Fan, Auto Garage Door Opener, Hot Water Tank, 2 portable A/C Units - De'Longhi





# UPGRADES LIST

150 Ruskin Street

## 2022

- New high efficiency natural gas boiler
- New hot water tank

## 2021

- Main bathroom renovated (marble mosaic floor, new fixtures)
- Mudroom (new siding and stairs, new porcelain tiles, renovated storm doors)
- New retaining wall
- Entire home freshly painted

## 2016

- Windows replaced in main bathroom
- All basement windows replaced

## 2012

- Major kitchen renovation which included installing new:
  - granite counters and marble backsplash
  - kitchen cabinets
  - hardwood flooring (Mirage Oak)
  - appliances (Frigidaire stove & refrigerator, Bosch dishwasher)







# UPGRADES LIST

150 Ruskin Street

## 2012

- Major 3-piece bathroom renovation on the second floor which included installing new:
  - marble mosaic flooring and shower wall
  - ceramic tile
  - window
  - fixtures including Toto toilet bowl
- Renovated 2<sup>nd</sup> level closet (hardwood floors, walls, leaded windows)
- Updated electrical; new panel
- Garage doors replaced
- Refinished maple hardwood floors on second level
- Windows replaced throughout second level and kitchen

## 2014

- Garage roof resingled

## 2007

- Updated plumbing (basement to second level)
- Basement renovation
  - porcelain tile flooring
  - shower and sink in laundry room
  - renovated 2-piece bathroom
  - sauna (electrical)
  - wine cellar and cedar room





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home too!