

ANNEX HOME FOR SALE

by
Ophira Sutton
Sales Representative



104 Wells Street

Stunning Modern renovation with historic façade

FEATURING: Annex one way tree-lined street, 3 storey house. Open concept airy main floor with spectacular kitchen, modern space throughout with large master bedroom, second floor open sitting room and private roof deck.

OFFERED AT: **\$759,000**

LOCATION: Steps to popular Sybelius park, short walk to lively Bloor street, steps to restaurants, shops and subway.

SCHOOLS: Quality private & public schools. Palmerston Jr. P.S., Essex Jr. and Sr. P.S., Harbord CI, Hawthorne Alternative School, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College. University of Toronto.

LOT SIZE: 18.53 feet x 119.25 feet

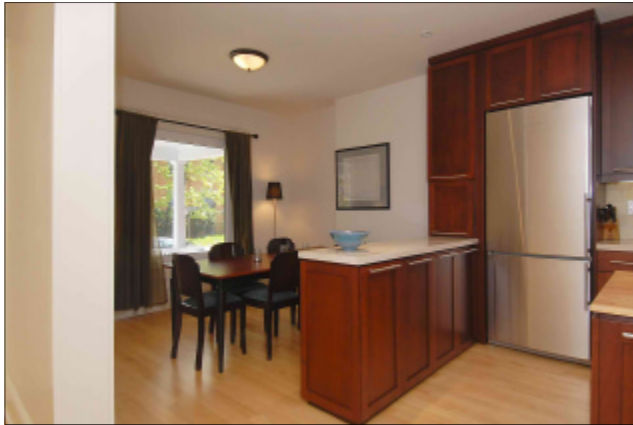
TAXES: \$4,775.92 (2007)

Main Floor

| | | |
|------------------------------|--------------|--|
| <i>Living Room</i> | 5.56 x 3.35m | ≈ Wall of tall doors overlooking deck and garden. Maple floors, low voltage pot lights, built-ins. |
| <i>Kitchen / Dining Room</i> | 8.64 x 3.35m | ≈ Open concept fabulous space, maple floors, large centre island, marble and butcher block countertops. Custom quality cabinets ≈ Appliances: Top of the line stainless steel LIEBHERR built-in fridge, Miele stovetop, Miele built-in over, Miele dishwasher, Miele designed hood. |

Second Floor

| | | |
|-----------------------|--------------|---|
| <i>Master Bedroom</i> | 3.91 x 3.02m | ≈ Double entry doors, wall of 3 double closets, maple floors. |
| <i>Family Room</i> | 5.56 x 3.81m | ≈ Maple floors, skylight, open concept. |
| <i>Laundry Room</i> | | ≈ Washer, dryer. |
| <i>Bathroom</i> | 1-4pc | ≈ Oversized, overlooking garden. |



Third Floor

Walkout to private rooftop deck

| | | |
|----------------|--------------|---|
| <i>Bedroom</i> | 4.39 x 3.05m | ↻ Pine floors, halogen pot lights, cathedral ceiling. |
| <i>Bedroom</i> | 4.78 x 2.95m | ↻ Pine floors, glass partition |

Basement

| | | |
|-------------------------|--------------|-------------|
| <i>Bathroom</i> | 1-4pc | |
| <i>Bedroom</i> | 3.20 x 2.77m | ↻ Carpeted. |
| <i>Utility/Workshop</i> | 7.87 x 2.59m | |

Inclusions:

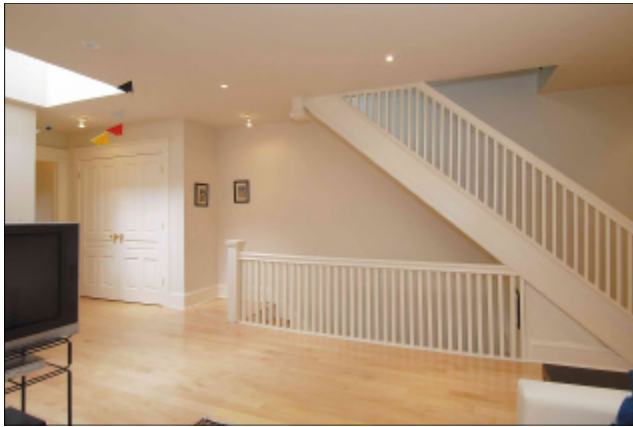
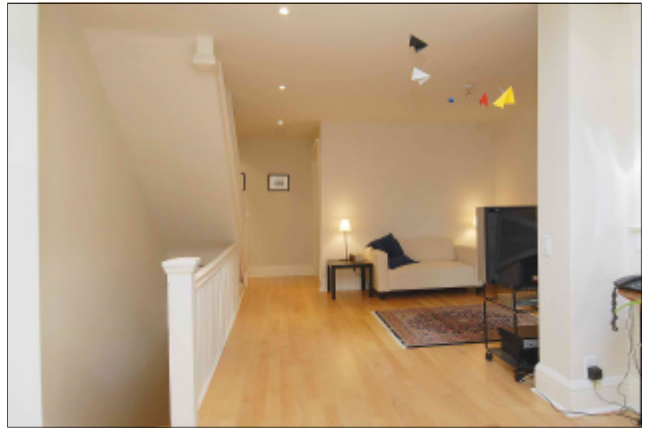
Stainless steel appliances: Liebherr Fridge, Miele stove, Miele dishwasher, Miele designer hood, washer, dryer, window coverings, existing light fixtures, Nero bar stools in kitchen, de-humidifier.

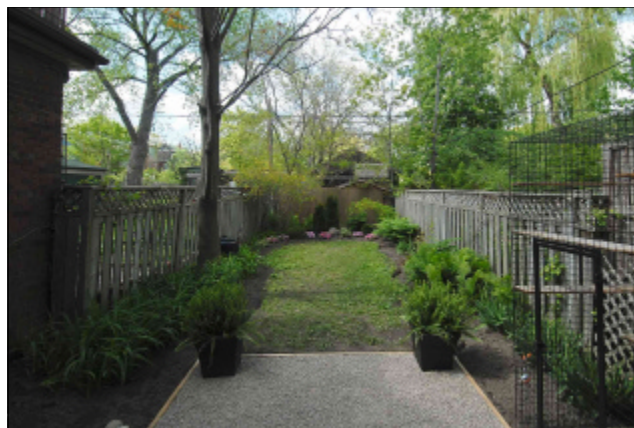
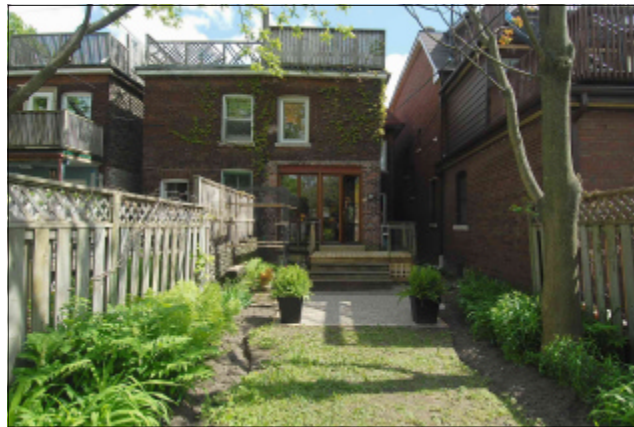
Exclusions:

Cat Den in backyard (to be removed by owner)

2007 Expenses:

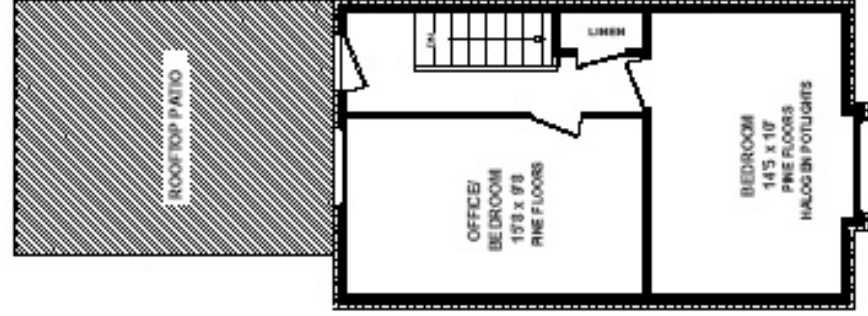
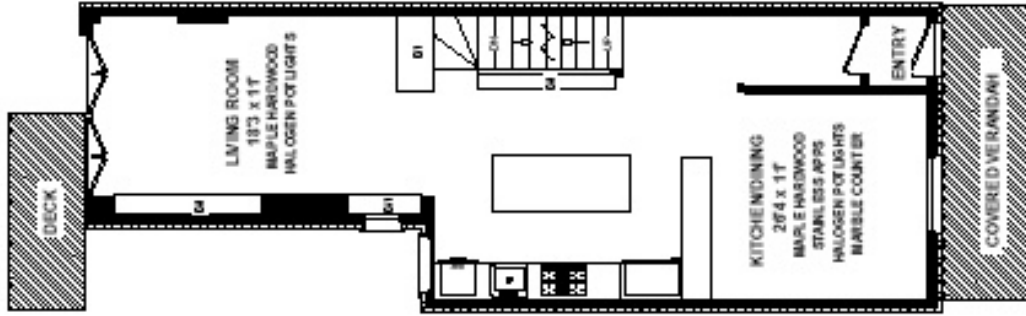
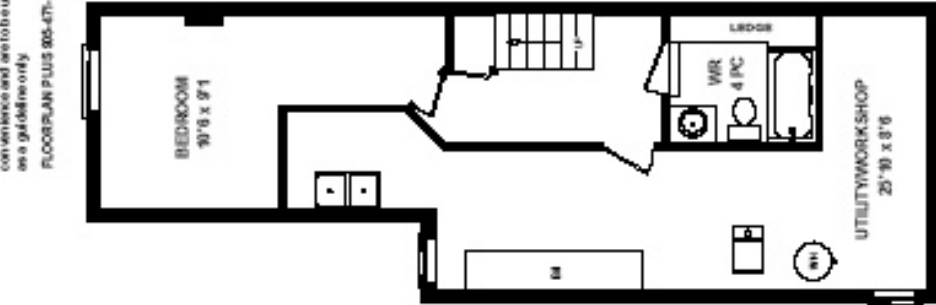
- Gas: \$1,296.81
- Water: \$658.94
- Hydro: \$975.49





Please Note: Measurements may not be 100% accurate. Floor Plans are provided for convenience and are not to be construed as a guarantee.

104 WELLS STREET



General knowledge as per Seller (to be verified by Buyer):

- New maple floors on main and second floor
- Staircases refurbished
- Modernized wiring, new main panel, no knob and tube
- All windows replaces -- mostly tilt and turn, all high efficiency
- New roof on back third floor and front porch
- New skylight
- Restored pine sub floor on third floor
- Dormer expanded and roof raised, back room now gets massive light
- New carpet in the bedroom in basement
- Newly painted floor in furnace/storage/work area
- Heritage tuck-pointing and cleaning on front bricks
- New stairs and paint on front porch
- Rear deck re-surfaced and re-furbished
- Front and rear landscaping
- New upgraded tree (Tulip) ordered from City in front (fall planting)

For Further information, please contact

Ophira Sutton

Sales Representative

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