

# Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



## 104 Albany Avenue "Gracious Annex Family Home"

**FEATURING:** Originally built as a detached. Restored with integrity. Sprawling vintage Edwardian. 6 bedrooms, 4 baths. Elegant tall ceilings. Restored period trim. Hardwood floors, bay windows. Formal living room with a fireplace. Separate dining room. Large luxuriously renovated main bathroom. Spacious, renovated, eat-in, family sized kitchen. Sitting room off kitchen overlooking large deck & a fabulous landscaped garden.

**LOCATION:** Near Bloor Street, shops, subway and parks.

**SCHOOLS:** Palemrston Jr PS, Esses Jr & Sr PS, Harbord CI, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessory, Waldorf School, University of Toronto.

**PARKING:** Front pad parking

**LOT SIZE:** 25 feet x 135 feet

**TAXES:** \$5,899.10 (2006)

**OFFERED AT: **\$939,000****

## Main Floor

Foyer	5.49 x 3.53m	↻ Hardwood floor, crown moulding, Ceiling height 9'3".
Living Room	4.72 x 3.99m	↻ Hardwood floor, crown moulding, French doors, corner fireplace.
Dining Room	5.10 x 3.78m	↻ Hardwood floors, cove ceiling, French doors, corner fireplace.
Eat-in Kitchen	4.93 x 2.95	↻ Wood floor, granite counters, granite centre island, pot lights, pantry. ↻ Appliances: Fridge, stove, dishwasher.
Sitting Room	2.67 x 2.67m	↻ Wood floors, vaulted ceiling, walk-out to deck.
Powder Room	1-2pc.	

## Second Floor

Family Room	4.75 x 3.78m	↻ Hardwood floors, cove ceilings, ceiling medallion, corner fireplace.
Study (tandem to Den)	4.75 x 2.26m	↻ Hardwood floor.
Bedroom	3.68 x 3.28m	↻ Hardwood floors. Ceiling height 8'7", closet.
Bedroom	5.00 x 3.35	↻ Hardwood floors, Ensuite bath.
Ensuite Bath	1-2pc.	
Bathroom	1-4pc.	↻ Luxuriously renovated, ceramic floors, pot lights, separate shower.

### Third Floor

Master Suite: -Bedroom	6.17 x 4.82m Irreg.	↻ Hardwood floors, skylights, French doors.
-Sitting Room	4.09 x 3.02m	↻ Hardwood floors, closet. Ceiling height 8'4".
Bedroom	3.40 x 2.74m	↻ Broadloom, large closet, Ensuite bath.
Bathroom	1-3pc.	↻ Claw-footed tub.

### Basement

Laundry Room	6.04 x 4.88m	↻ Washer, dryer, double sinks.
Storage	6.04 x 4.57m	

#### Inclusions:

All electrical light fixtures, fridge, stove, dishwasher, washer, dryer, gas burner and equipment, all window coverings, broadloom where laid.

#### Exclusions:

Dining Room light fixture.

For Further information, please contact

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Sutton Group-Associates Realty Inc., Brokerage

**416-966-0300**

[ophirasutton@rogers.com](mailto:ophirasutton@rogers.com)

[www.ophirasutton.com](http://www.ophirasutton.com)





