

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



10 Nancy Pocock Place

"Elegant Freehold Townhome-"

- FEATURING:** Very bright 3 storey home, 2+2 bedrooms, 3 bathrooms. Elegant open concept living-dining space. Soaring 11' ceilings. Architectural windows. Powder room. Crown mouldings & hardwood floors throughout. Upscale kitchen. Ground floor family room/home office + large deck. Master suite with ensuite 6 pc. bath. Fabulous wrap-around roof deck with unobstructed views.
- LOCATION:** Located on a private mews. Minutes from 'Little Italy'. Walk to Bloor street subway & shops.
- SCHOOLS:** Clinton Street Jr, King Edward Jr & Sr, Harbord CI, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessory, Waldorf School, George Brown College, U of T.
- PARKING:** 1 car parking in built-in garage. Shared mutual drive and ample visitor's parking.
- LOT SIZE:** 23.12 feet x 70.20 feet
- TAXES:** \$3.826.46 (2005)
- OFFERED AT:** **\$549,000**

THIRD FLOOR

Master Suite	4.19 x 3.91m	↻ Hardwood floors, crown mouldings, double doors, casement windows, 2 double mirrored closet.
Ensuite Bath	1-6pc.	↻ Separate shower, pocket door, 2 sinks, large wall mirror.
Bedroom	3.48 x 3.00m	↻ 2 closets, hardwood floors, crown mouldings, triple casement windows.

UPPER LEVEL

Roof Deck	7.37 x 3.12m Irreg.	↻ Large wrap around deck with down-town and city unobstructed view.
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Inclusions:

- ↻ Fridge, stove, built-in dishwasher, 1 washer, 1 dryer, alarm system (ADT), hot water tank (rental), forced air gas furnace, central air conditioning, built-in shelves in garage.
- ↻ Exclude Living room and Kitchen chandeliers, all curtains and rods.

Improvements as per Seller:

- ↻ Heated mudroom addition 2001
- ↻ Backyard deck 2005
- ↻ Stippled ceilings skimmed, plastered and painted 2001
- ↻ Crown moulding throughout house 2001
- ↻ Installed heater in garage 2001
- ↻ Installed shelving in garage 2001

For Further information, please contact

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