

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



10 Nina Street

'Casa Loma' Classic Tudor

- FEATURING:** Bright, south facing, detached 5 bedroom home. Large living and dining rooms, main floor art studio (can be a family room) and 2 piece bathroom. Hardwood floors, bay windows, leaded glass. Main floor breakfast room overlooking landscaped garden with large deck and a pergola. Finished basement recreation room.
- LOCATION:** Prime street in superb neighbourhood. Located on a quiet tree lined street near park, subway, library , pool, community centre and quality schools.
- SCHOOLS:** U of T, Hillcrest Jr PS, Winona Drive Sr PS, Oakwood CI, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessory, Waldorf School, George Brown College .
- PARKING:** 1 car parking on private drive and city boulevard (\$130.58 annual fee 2006)
- LOT SIZE:** 35 feet x 85 feet
- TAXES:** \$5,304.45 (2005)
- OFFERED AT:** **\$849,000**

MAIN FLOOR

Living Room	5.51 x 3.78m	☞ Hardwood floors, fireplace (non-operating), crown mouldings, bay window with leaded glass.
Dining Room	3.96 x 3.20m	☞ Hardwood floors, crown mouldings, serving window to kitchen.
Kitchen	3.96 x 2.84m	☞ Opens to breakfast area, vinyl floors.
Appliances		☞ Stainless steel built-in stove, stainless steel hood, built-in dishwasher, stainless steel fridge.
Breakfast Room/ Study	3.66 x 2.84m	☞ Sliding doors to deck and landscaped garden, vinyl floors.
Studio/Family Room	4.67 x 2.84m	☞ Sliding doors to patio, concrete floors.
Powder Room	1-2pc.	☞ Vinyl floors, pedestal sink.

SECOND FLOOR

Landing		☞ Skylight with light shoot over stairway, 2 linen closets, carpeted.
Master Bedroom	4.88 x 3.81m	☞ Leaded glass windows, walk-in closet, carpeted.
Bedroom/ Family Room	3.61 x 3.05m	☞ Leaded glass, hardwood floors, closet.
Bedroom	3.33 x 2.79m	☞ Hardwood floors, closet, overlooking yard.
Bedroom	3.18 x 3.10m	☞ Hardwood floors, closet.
Bedroom	3.53 x 2.97m	☞ Hardwood floors, double closet.
Bathroom	1-4pc.	☞ Renovated, oversized Kohler designer's sink, deep tub.

BASEMENT

Recreation Room + Office	5.84 x 3.66m	☞ Carpeted.
Utility Room	2.82 x 2.08m	☞ Concrete floors.
Workshop/ Storage	3.68 x 2.06m	☞ Concrete floors.
Laundry Room	2.95 x 2.39m	☞ Carpeted. ☞ 1 washer, 1 dryer.
Powder Room	1-1pc.	☞ Shower stall.
Powder Room	1-2pc.	☞ carpeted

Inclusions:

- ☞ All electrical light fixtures, all window coverings, stainless steel built-in stove, stainless steel hood, built-in dishwasher, stainless steel fridge, washer and dryer, broom closet where laid. (Exclude Dining room light fixture, Studio Kiln and pottery wheel)

Improvements as per Seller:

- ☞ Skylight + light shoot over 2nd floor landing
- ☞ Recently renovated bathrooms
- ☞ New stainless steel appliances
- ☞ Efficient gas furnace and gas water heater
- ☞ Upgraded 1-1/4" water service
- ☞ Copper plumbing
- ☞ 200 amp electrical service and copper wiring
- ☞ Improved attic insulation
- ☞ New roof 2003
- ☞ Novitherm radiator panels
- ☞ Landscaping and trellises

For Further information, please contact

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