

# Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



## 11 Biggar Avenue

### Massive 'Regal Heights' Mansion

- FEATURING:** Distinctive presence and architecture. Featuring old time roominess. Your money couldn't buy you more square footage of raw, sleeping beauty in such a fine location. Presently divided into 3 huge units. Use as multi-family or restore to it's glorious original beginning. Centre hall plan. Large principal rooms. Fabulous south facing double lot.
- LOCATION:** Located on a tree lined street. Walk to neighbourhood schools, parks, St Clair shopping & streetcar. Near Oakwood and St. Clair.
- SCHOOLS:** McMurrich Jr, Winona Drive Sr, Oakwood CI, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College, U of T.
- PARKING:** Garage and parking via mutual drive.
- LOT SIZE:** 61.83 x 104.83 feet
- TAXES:** \$6,002.64 (2005)
- OFFERED AT:** **\$679,000**

## MAIN FLOOR

Presently owner occupied  
1,510 sq ft. 3 bedroom apartment.

Living Room	5.23 x 3.96m	☞ Hardwood floors, bay window, French doors, vaulted ceiling.
Dining Room	4.27 x 3.96m	☞ Hardwood floors, bay window, formal room.
Kitchen	4.09 x 3.61m	☞ Eat-in kitchen, newer wood cabinets.
Bedroom	4.42 x 3.53m	☞ Hardwood floors.
Bedroom	3.40 x 2.82m	☞ Hardwood floors, closet.
Bedroom	3.56 x 3.40m	☞ Overlooks backyard.
Bathroom	1-4pc.	

## SECOND FLOOR

Presently owner occupied.  
1,495 sq ft. 2 bedroom apartment + tandem unit.

Living Room	5.54 x 4.44m	☞ Hardwood floors, bay window.
Dining Room	4.65 x 4.11m	☞ Bay window.
Kitchen	3.48 x 3.38m	☞ Eat-in.
Master Bedroom	4.44 x 3.38m	☞ Hardwood floors.
Bedroom	4.32 x 4.01m	☞ Hardwood floors.
Bedroom	4.01 x 3.28m	☞ Hardwood floors.
Bathroom	1-4pc.	
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### THIRD FLOOR

Presently leased for \$900 per month + utilities.  
960 sq ft. 2 bedroom unit.

Living Room	4.32 x 3.56m	↻ Hardwood floors, bay window.
Kitchen	3.96 x 3.22m	↻ Eat-in.
Bedroom	3.96 x 1.98m	↻ Hardwood floors, closet.
Bedroom	4.27 x 2.62m	↻ Hardwood floors.
Bedroom	3.66 x 3.35m	
Bathroom	1-4pc.	↻ Ceramic tiled floors.

### BASEMENT

Presently vacant self contained 2 bedroom unit.  
1,440 sq ft. with walk-out.

Recreation Room	5.56 x 3.56m	↻ Fireplace, broadloom.
Bedroom	3.50 x 3.35m	↻ Broadloom.
Bedroom	4.42 x 3.05m	↻ Broadloom.
Bathroom	1-4pc.	

#### Inclusions:

3 Fridges, 3 stoves, 1 washer, electrical light fixtures, broadloom where laid, window coverings, hot water tank (rental).

For Further information, please contact

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**416-966-0300**

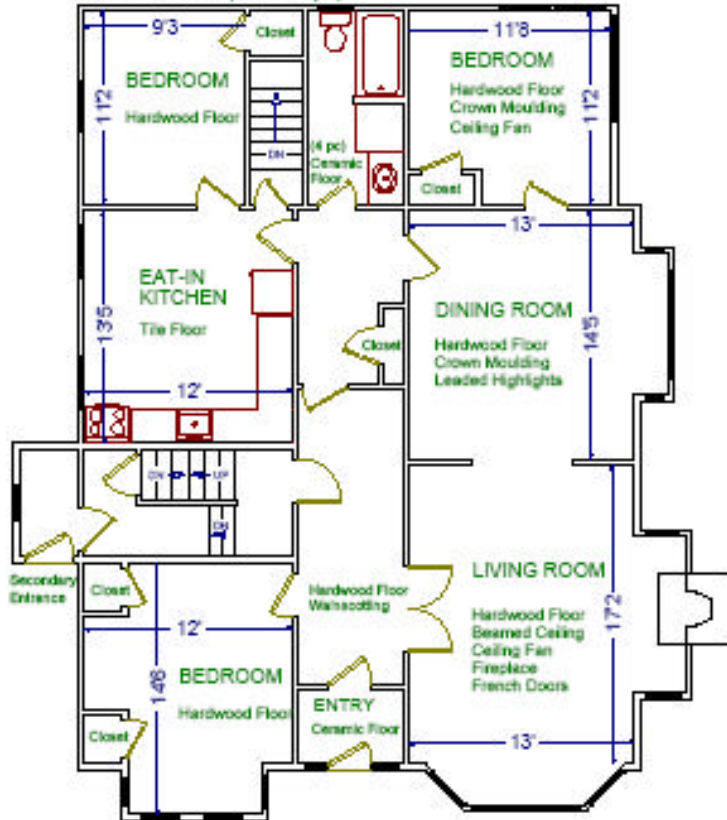
[ophirasutton@rogers.com](mailto:ophirasutton@rogers.com)

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

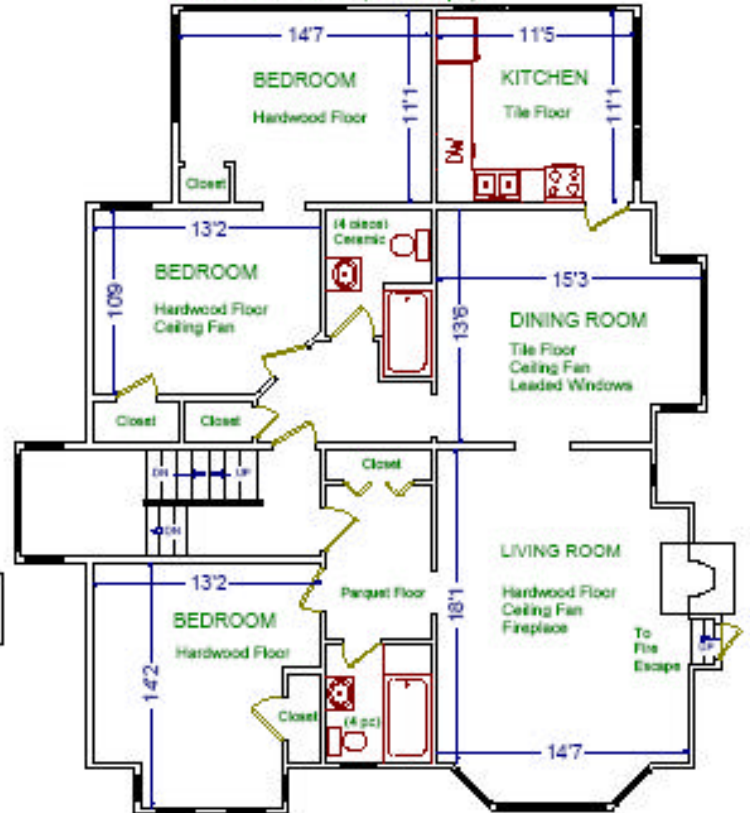


# 11 BIGGAR AVENUE

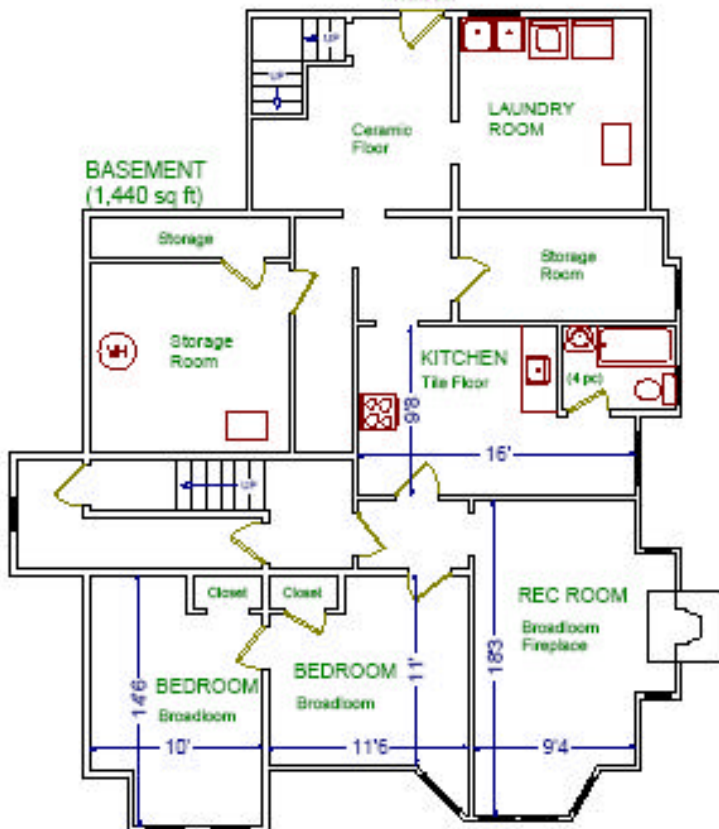
MAIN FLOOR (1,510 sq ft)



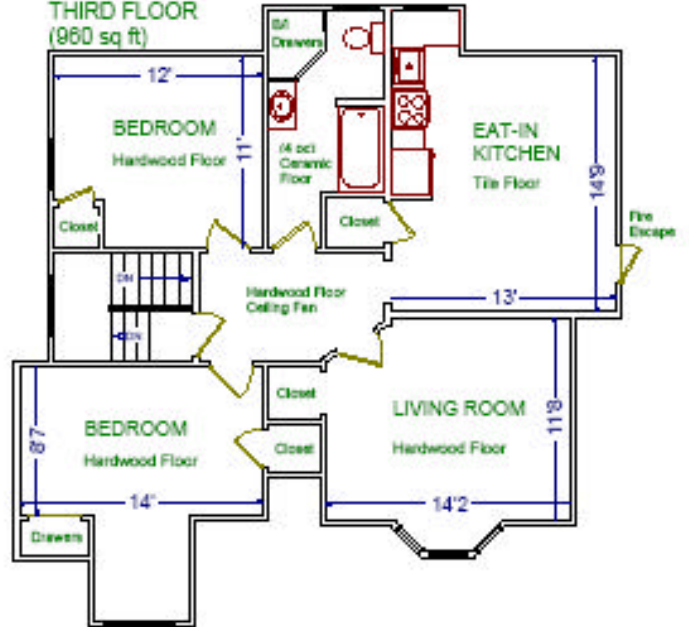
SECOND FLOOR (1,495 sq ft)



Walk-out



THIRD FLOOR (960 sq ft)



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Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.

FloorPlans Unlimited (416) 766-7479