

ANNEX HOME FOR SALE

by

Ophira Sutton

Sales Representative



114 Kendal Ave.

FEATURING: Gracious Annex family home. 3 storey, 6 bedrooms. Spacious foyer. Large principal rooms. oversized master bedroom with walk-in closet. Charming architectural details throughout. Updated mechanicals. Landscaped mature garden. Parking. Located on a demand tree-lined street, short walk to popular park and 2 subway lines.

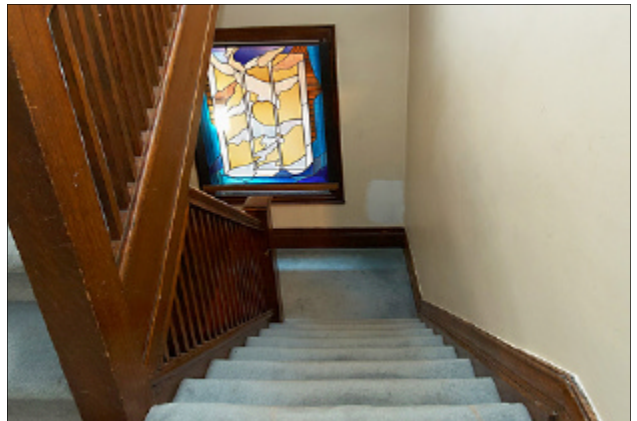
OFFERED AT: \$980,000

Main Floor

| | | |
|--------------------|--------------|---|
| <i>Foyer</i> | 4.85 x 3.53m | ↻ Mantle, fireplace. |
| <i>Living Room</i> | 5.69 x 3.76m | ↻ Mantle, crown molding, fireplace, Bay window. |
| <i>Dining Room</i> | 5.03 x 3.43m | ↻ Opens to media room. |
| <i>Kitchen</i> | 4.18 x 2.69m | ↻ Pantry, walkout to rear. |
| <i>Media Room</i> | 2.14 x 1.81m | ↻ Window. |

Second Floor

| | | |
|--------------------|--------------|---------------------------------------|
| <i>Bedroom</i> | 4.20 x 4.02m | ↻ Walkout to rooftop, walk-in closet. |
| <i>Bedroom</i> | 5.69 x 3.40m | ↻ Bay window. |
| <i>Bedroom</i> | 4.82 x 2.84m | ↻ Opens to kitchenette. |
| <i>Kitchenette</i> | 2.04 x 1.24m | ↻ Fridge, sink. |
| <i>Bathroom</i> | 1-4pc. | |
| <i>Laundry</i> | | ↻ Washer and dryer. |



Third Floor

Master Bedroom 4.80 x 4.21m ↻ Overlooks yard, electric fireplace.

Dressing Room 4.24 x 2.81m ↻ Broadloom.

Office 5.88 x 2.79m ↻ Built-in storage bench.

Ensuite Bath 1-4pc.

Basement

Exercise Room 5.59 x 2.62m ↻ Broadloom, mirrors.

Workshop 7.00 x 6.22m





Inclusions:

Fridge, stove, built-in dishwasher, washer, dryer, electrical light fixtures, gas burner and equipment, window screens & storm windows.

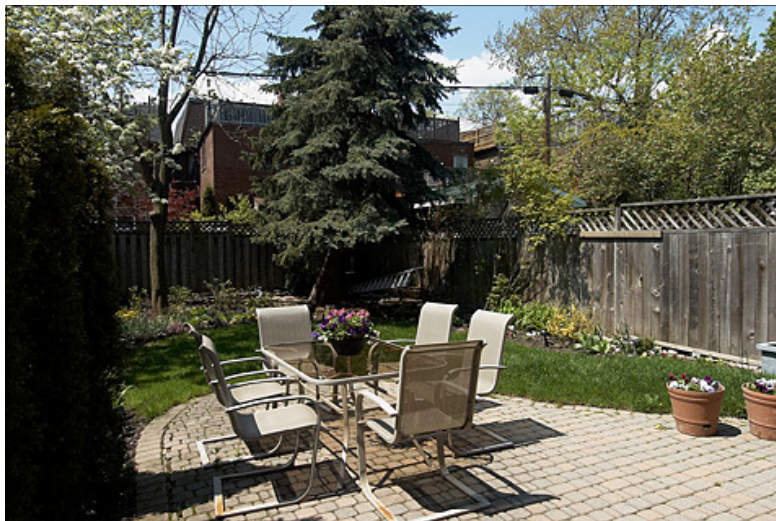
Exclusions:

Ceiling chandelier, main floor living room, dining room and foyer light fixtures.

PARKING: Front pad parking for 1 car.

SCHOOLS: Huron Street Jr PS, Jesse Ketchum Jr & Sr PS, Harbord CI, University of Toronto

LOT SIZE: 25 feet x 139 feet



For Further information, please contact

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All above measurements are approximate and are given in meters except where stated. The information included in this feature sheet was collected from various sources. We are not responsible for typographical errors. Please refer to listing information sheet when preparing an offer to Purchase.