

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



15 Albany Ave.

"Grand Edwardian Home."

- FEATURING:** Gracious family home or use as a perfect live-work. Large, restored, 3 storey, 5 bedrooms. Immaculate move-in condition. Separate basement entrance. Period details throughout. Tall ceilings, grand foyer, bay windows. Elaborate trim and hardwood floors. Formal principal rooms. Fireplace, ornate woodwork. Quaint, family-sized, eat-in kitchen. Main floor bath. Deep fenced yard . Perennial garden.
- LOCATION:** Short walk to Bloor Street, 2 subway lines, restaurants and shops.
- SCHOOLS:** Quality private & public schools, Palmerston Jr Ps, Essex Jr & Sr Ps, Harbord CI, Hawthorne Alternative School, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College. University of Toronto.
- LOT SIZE:** 25 feet x 150 feet
- PARKING:** Pad parking
- TAXES:** \$4,619.57
- OFFERED AT:** **\$849,000.00**

Main Floor

Vestibule



- Tall doors with transam, ceramic tiled floors.

Foyer

3.00 x 5.51m

- Hardwood floors, crown moulding, tall door and transam with etched glass, coat closet (French door).

Living Room

4.65 x 3.66m

- Hardwood floors, crown mouldings, tall Victorian windows, naturally finished oak trim, antique brick fireplace.

Dining Room

4.83 x 4.04m

- Bay window, hardwood floors, crown mouldings, naturally finished oak trim, panelled oak door.

Kitchen

4.19 x 3.25m

- Eat-in, new oak floors, glass blocks, breakfast bar, hardwood floors.

Bathroom

1-4pc.



Second Floor

Master Bedroom

5.11 x 3.81m

- Bay window, brick fireplace, wood floors, closet.

Middle Bedroom

4.06 x 3.23

- Hardwood floors, closet.

Back Bedroom/
Workout Room

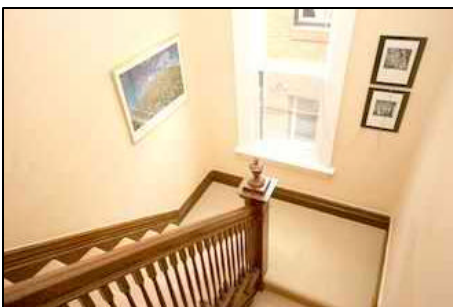
3.35 x 3.30m

- Walkout to deck, closet, ceiling fan, carpeted, mirrored walls.

Bathroom

1-4pc.

- Ceramic tiled floors, pedestal sink.



Third Floor

Front Bedroom	5.13 x 3.91m	☞ Leaded glass, carpeted, low voltage spot lights, closet.
Back Bedroom	5.13 x 3.84m	☞ Carpeted, 2 level, closet, bar kitchen, low voltage spot lights.
Sitting Area	2.51 x 2.31m	



Basement

Laundry	5.33 x 3.76m	☞ Washer, dryer.
Utility/Storage	6.53 x 3.23m	



Inclusions:

All existing light fixtures, fridge, stove, washer, dryer, broom closet, window coverings, ceiling fan, central air conditioner.

Additional information as per Seller:

- ✎ Updated wiring, 200 amp
- ✎ Wide water pipe from city line
- ✎ Security system
- ✎ Landscaped garden
- ✎ Legal offsite parking spot
- ✎ New furnace March 2004
- ✎ New central air conditioner June 2004
- ✎ Replaced flat dormer roof and sloping shingle roof on the east elevation of the main roof. Removed eaves trough, replaced with 4' 1x6 fascia and replaced 3/4 sheet of plywood decking August 1999
- ✎ Stripped rear sloping section of shingled roof, dormer cheeks and face and re-shingled. April 2001
- ✎ Installed 2 double hung windows August 2004
- ✎ As per Carson Dunlop Consulting Engineers electrical inspection report dated Feb 23, 2005, "the visible knob and tube wiring was examined and spot tested. The wiring is in serviceable condition and, with minor improvements, should remain safe and serviceable for many years to come."



For Further information, please contact

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