

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



152 Beatrice Street

Extensively Renovated Throughout

- FEATURING:** Open concept main floor with new hardwood floors, quality kitchen (granite counters), gas fireplace, French doors walk out to deck. Just move in and enjoy!
- LOCATION:** Short walk to the best part of 'Little Italy' (College Street)
- SCHOOLS:** Montrose Jr., King Edward Jr & Sr, Harbord CI, Central Technical School, Central Commerce CI, Charles G Fraser Jr, Alexander M G Ave Jr & Sr, 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:** 18.83 feet X 102 feet
- TAXES:** \$ 2,810.90 (2005)
- OFFERED AT:** **\$479,000**

MAIN FLOOR

Living Room	4.70 x 4.27m	☞ Open concept, new hardwood floors, gas fireplace, combined with dining room, crown mouldings, ceiling medallion.
Dining Room	3.96 x 3.83m	☞ New hardwood floors, bay window, combined with living room.
Kitchen	4.22 x 3.55m	☞ Eat-in, renovated upscale kitchen, granite counters, halogen lights, hardwood floors, French doors to deck.

SECOND FLOOR

Master Bedroom	4.70 x 2.90m	☞ Bay window, hardwood floors, closet with mirrored doors.
Bedroom	3.66 x 2.74m	☞ Hardwood floors, closet.
Bedroom	3.76 x 2.64m	☞ New window, carpeted, double closet with mirrored doors.
Bathroom	1-4pc.	☞ Renovated, marble enclosure and floors, upscale vanity.

BASEMENT

Storage/ Utility	9.37 x 4.62m	☞ Ceramic tiled floors.
Cantina	4.47 x 1.96m	
Bathroom	1-4pc.	

Inclusions:

Electrical light fixtures, alarm system, gas furnace and mechanical equipment,

For Further information, please contact

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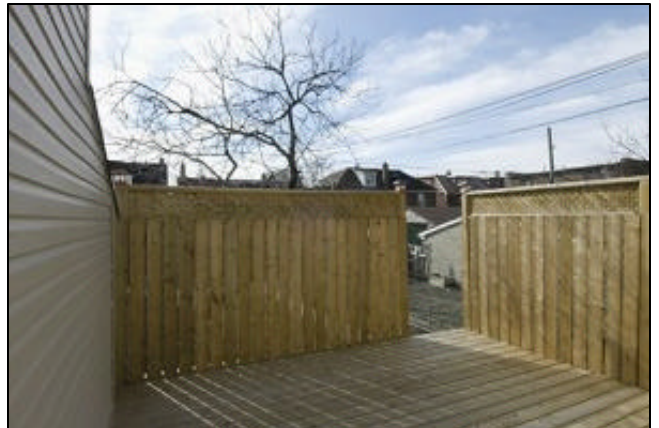
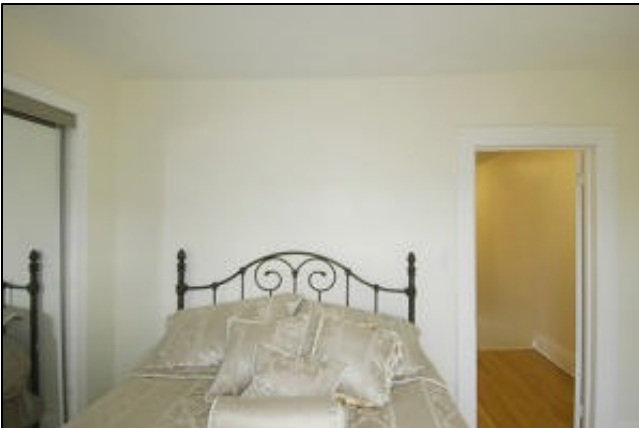
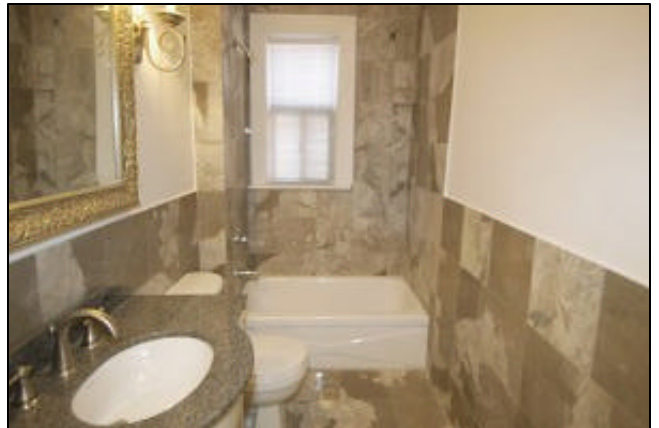
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416-966-0300

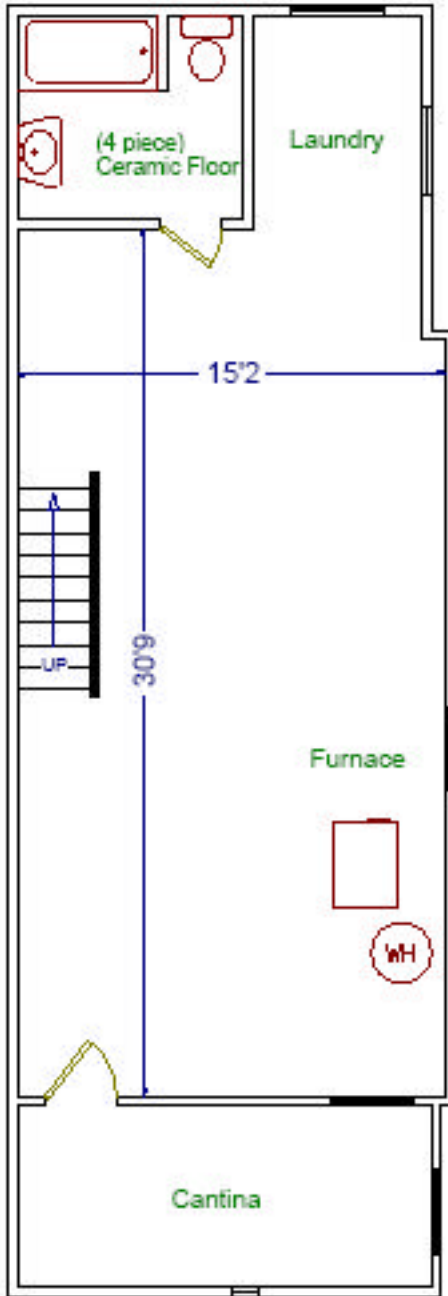
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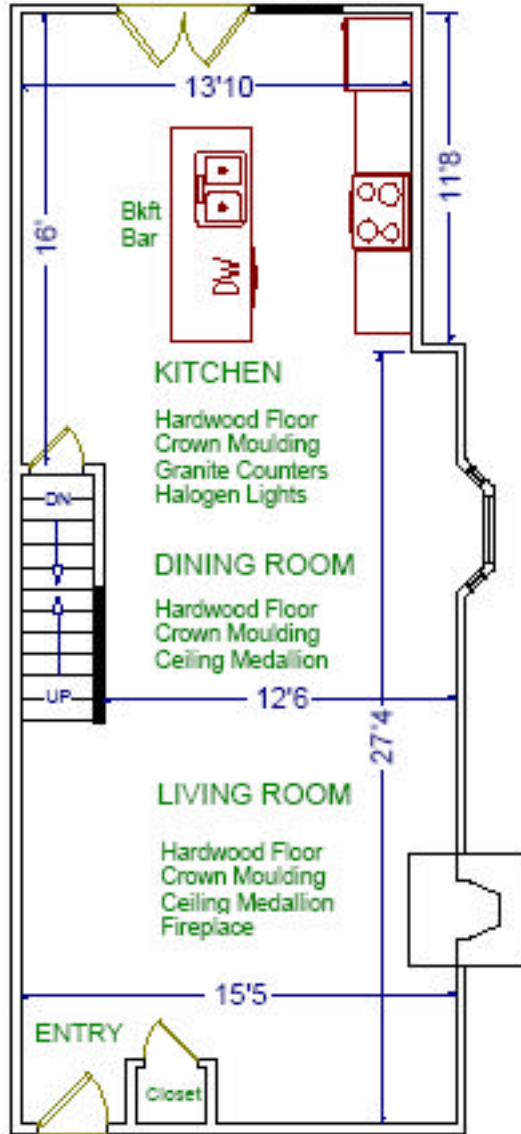


152 BEATRICE STREET

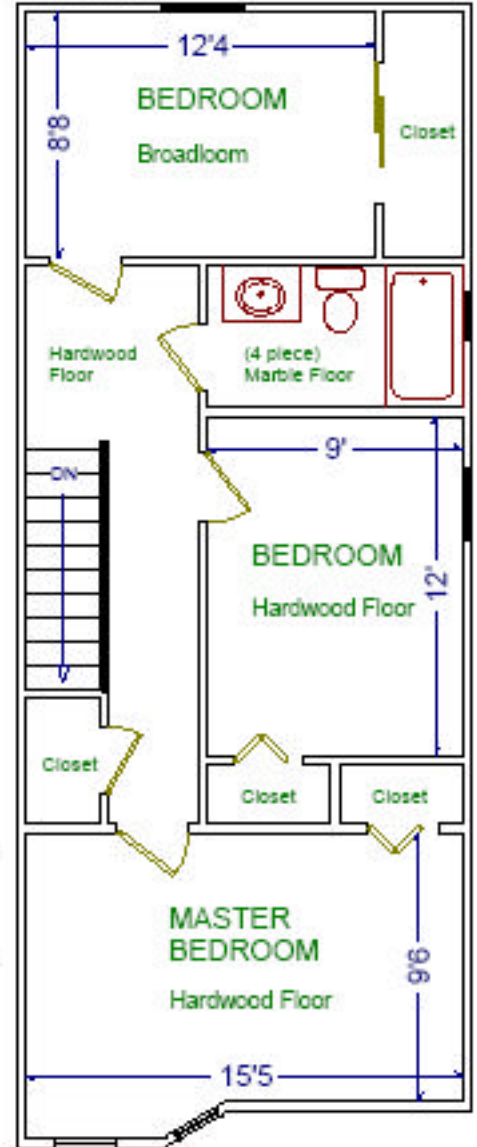
BASEMENT
(710 sq ft)



MAIN FLOOR
(625 sq ft)



SECOND FLOOR
(640 sq ft)



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) 756-7479

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