Prepared by MEILING YEUNG, Administrator
SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE
358 Davenport Road, Toronto C02, ON M5R1K6
416-966-0300
10/11/2011 10:48:26 AM

172 Albany Ave **$679,000**
Toronto, Ontario M5R3C6 Toronto C02 Annex
SPIS: N 115-17-P **Taxes:** $3,800.08/2011

Att/Row/Twnhouse
2-Storey
Dir/Cross St: Bathurst/Bloor
Lot: 14X90 Feet
Lot Irreg:
Fronting On: W
Acreage:
Rooms: 6
Bedrooms: 3
Washrooms: 1
1x4x2nd

MLS#: C2216453 **DOM:** 0 **Possession:** Immediate
PIN#: **Contract Date:** 10/11/2011

Kitchens: 1
Fam Rm: N
Basement: Unfinished
Fireplace/Stv: N
Heat: Gas
Water
A/C: None **Central Vac:**
Apx Age:
Apx Sqft:
Assessment:
Elev/Lift: **Laundry Lev:**
Phys Hdcap-Equip:

Exterior: Brick
Drive: Lane
GarType/Spaces: None/0
Parking Spaces: 1
UFFI:
Pool: None

Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewers: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:

#	Room	Level	Dimensions (m)			
1	Living	Main	4.72 x 2.95	Stained Glass	Hardwood Floor	
2	Dining	Main	4.14 x 3.35	Hardwood Floor		
3	Kitchen	Main	5.59 x 3.45	Eat-In Kitchen	W/O To Deck	O/Looks Backyard
4	Master	2nd	4.32 x 4.22	Stained Glass	Hardwood Floor	Closet
5	Br	2nd	3.84 x 2.54	Hardwood Floor	Closet	
6	Br	2nd	3.05 x 3.45	Hardwood Floor	O/Looks Backyard	Closet
7	Rec	Bsmt	13.97 x 4.14			

Perfect Annex Starter. Vintage Victorian. 2 Storey, 3 Bedroom Charmer. Unspoiled Architectural Details Throughout. Stained Glass & Wood Trim. High Baseboards, Tall Windows. Soaring 10'Ceilings On The Main Floor. Hardwood Floors. Very Spacious Eat-In Kitchen. Walkout To Deck And Backyard. Landscaped Front & Rear Garden. Parking Via Lane At Rear. Low Traffic, One-Way Street. Near Popular Neighbourhood Parks, Subway & Bloor Street Shopping&Restaurants

Existing Light Fixtures, Fridge, Stove, Dishwasher, Washer And Dryer.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE 416-966-0300

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