

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



173 Lowther Avenue

"Charming Annex Edwardian"

FEATURING: Restored detached 3 storey brick home. Enormous south facing, fenced yard. Delightful family home. Can be 3 separate units. Vintage architectural details—restored throughout. Spacious foyer with ornate paneling and wood trim. Living room with a large bay window and fireplace. Ambiance laden dining room with built-ins. 2 sets of French doors leading to wide deck & deep garden. Eat-in kitchen, 3 full baths, partially finished basement. Second floor sitting room with fireplace and built-ins. Upgraded mechanicals and basement waterproofing.

LOCATION: Short walk to Bloor Street, 2 subway lines and shops.

SCHOOLS: Quality private & public schools. Huron Street Jr PS, Jesse Ketchum Jr & Sr PS, Harbord Collegiate (High School), Hawthorne Alternative School, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessory, Waldorf School, George Brown College. University of Toronto.

PARKING: Multiple car parking via right of way.

LOT SIZE: 32 feet x 131 feet

TAXES: \$5,840.94 (2006)

OFFERED AT: **\$895,000**

Main Floor

Can also be a self contained 1 bedroom unit.

Foyer	3.58 x 1.83m	☞ Hardwood floors, cove ceiling, ceiling medallion, wood panelling and trim, French doors.
Living Room	4.88 x 3.61m	☞ Hardwood floors, cove ceiling, ceiling medallion, fireplace, ceiling height 9'-5", bay window, pocket doors.
Dining Room	4.57 x 3.61m	☞ Hardwood floors, cove ceiling, ceiling medallion, 2 sets of French doors, walk out to back yard.
Eat-In Kitchen	3.78 x 3.50m	☞ Ceiling fan, walk out to back yard.
Bathroom	1-4pc.	☞ Renovated, built-in cabinet.

Second Floor

Can also be a self contained unit with 1 bedroom + den.

Bedroom/ Living Dining room	5.66 x 3.66m	☞ Hardwood floors, cove ceiling, ceiling height 9'-5", walk out to balcony, closet.
Eat-In Kitchen	3.83 x 3.20m	☞ Hardwood floors, cove ceiling.
Bedroom	3.96 x 3.66m	☞ Hardwood floors, cove ceiling, ceiling medallion, fireplace, built-in book-cases.
Bedroom/ Study	4.90 x 2.46m (irreg.)	☞ Closet.
Bathroom	1-4pc.	☞ Claw-foot tub.

Third Floor

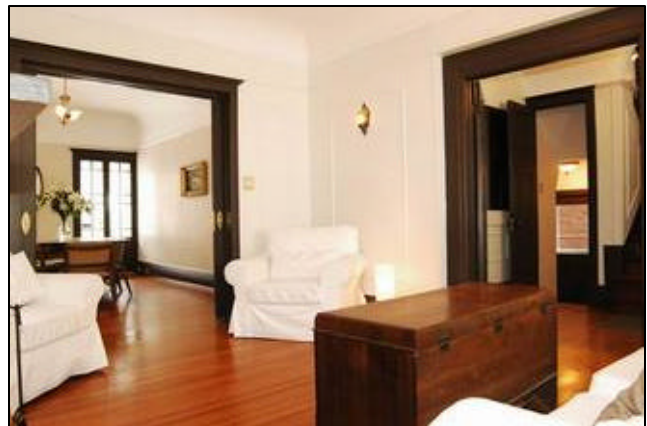
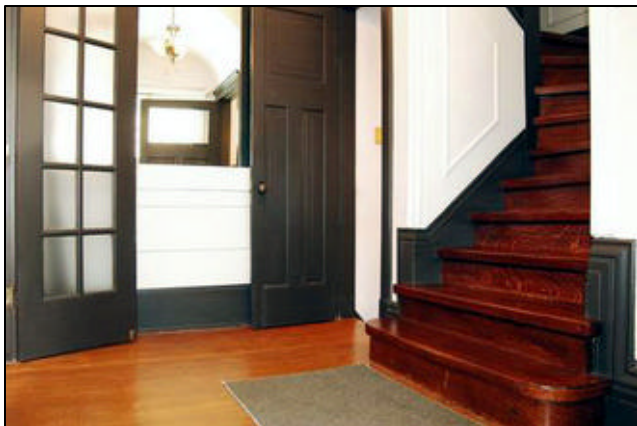
Can Also be a self contained 1 bedroom unit.

Kitchen	3.25 x 2.56m	☞ Walk-out to balcony.
Bedroom	4.90 x 3.50m	☞ Broadloom, Large closet.
Ensuite Bath	1-3pc.	☞ Ceramic floor, claw-foot tub.
Bedroom/ Living Room	4.29 x 3.50m	☞ Hardwood floors.
Storage Room		

Basement

Side and rear walkout.

Office	3.43 x 3.25m	☞ Laminate floor.
Storage/ Utility Room		☞ Built-in shelves.
Laundry		☞ Washer, dryer, walk-up to backyard.



Inclusions:

All existing light fixtures (exclude antique light fixtures in living room, dining room and foyer of main floor), 3 fridges, 3 stoves, 2 dishwashers, washer, dryer, curtains, broom where laid. Hot water tank is rental.

Additional information as per Seller:

- ✎ Re-built entrance
- ✎ 200 amp service
- ✎ New Fence
- ✎ Replaced 2 bathrooms' plumbing and stalls
- ✎ Main vestibule re-built, new wood paneling
- ✎ High efficiency gas furnace
- ✎ Chimney rebuilt
- ✎ 2 wood burning stoves re-built
- ✎ Alarm system
- ✎ Basement waterproofing

For Further information, please contact

Ophira Sutton

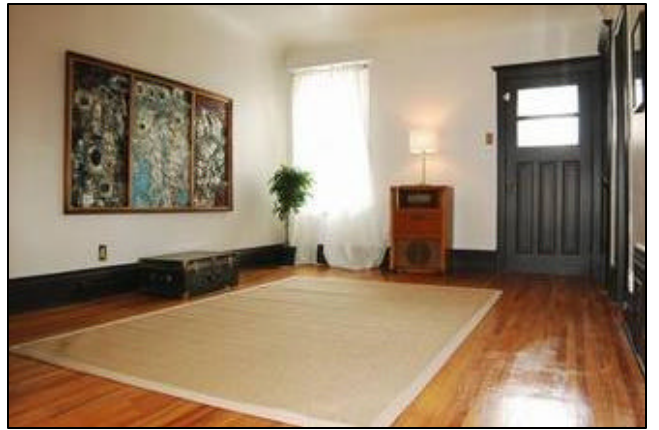
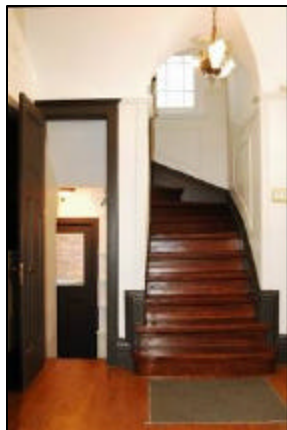
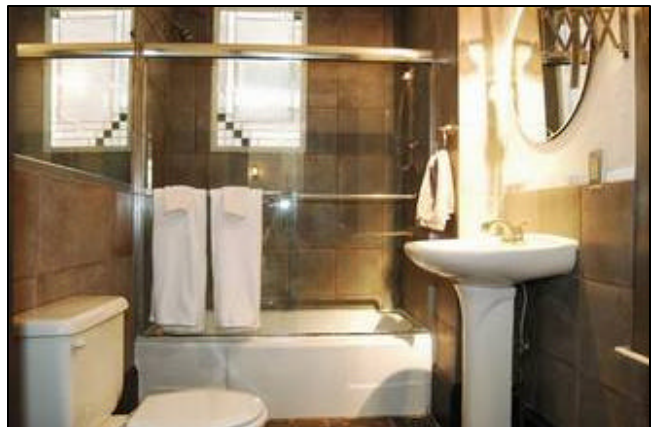
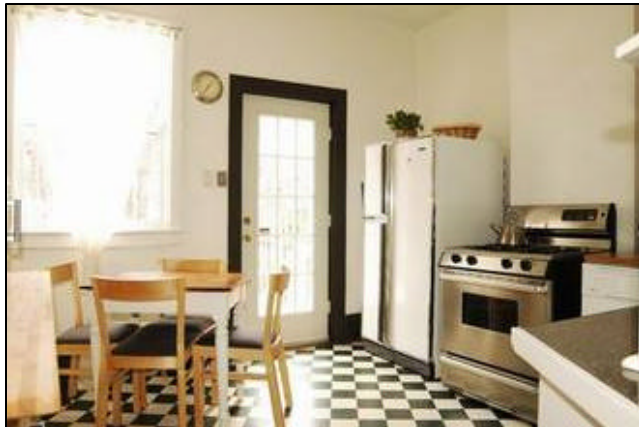
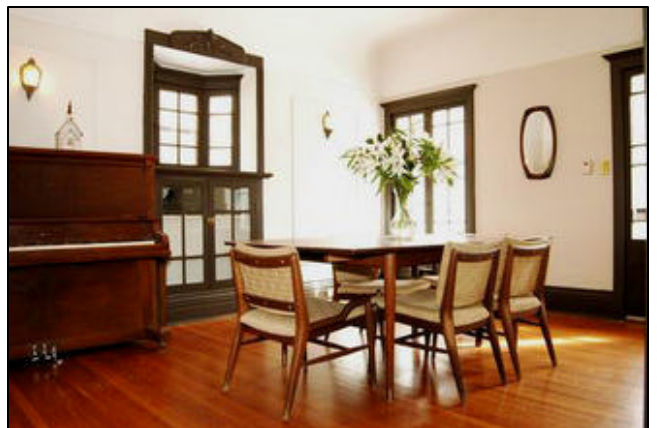
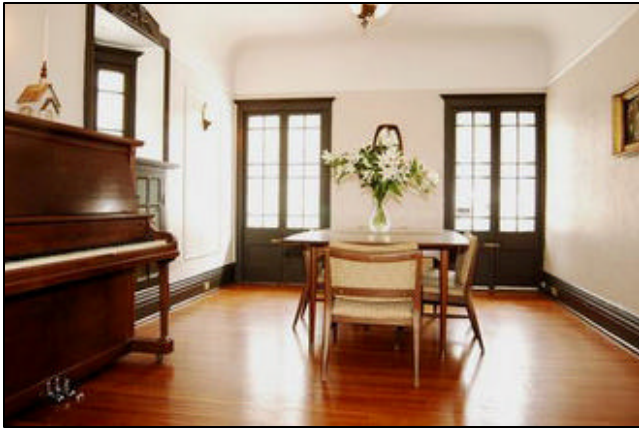
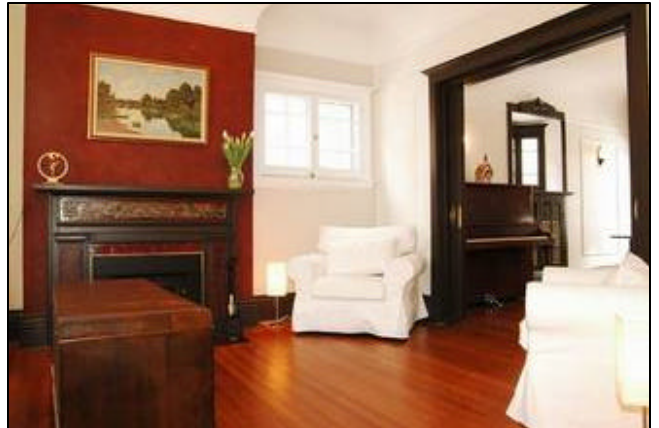
Sales Representative

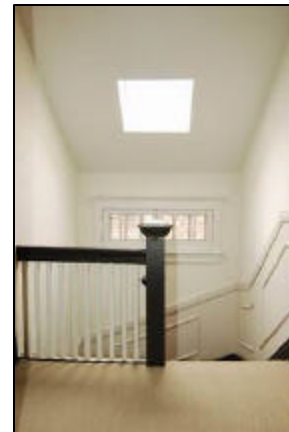
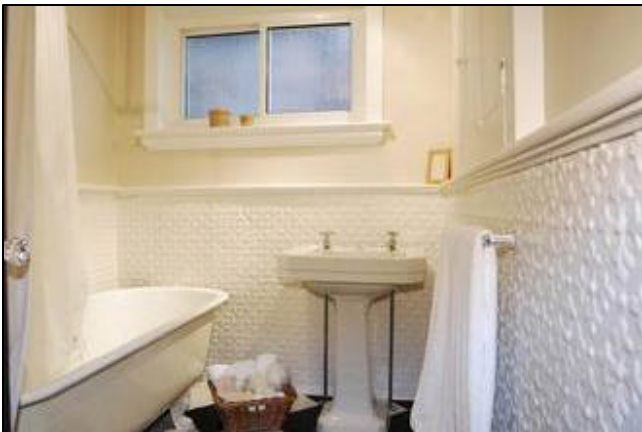
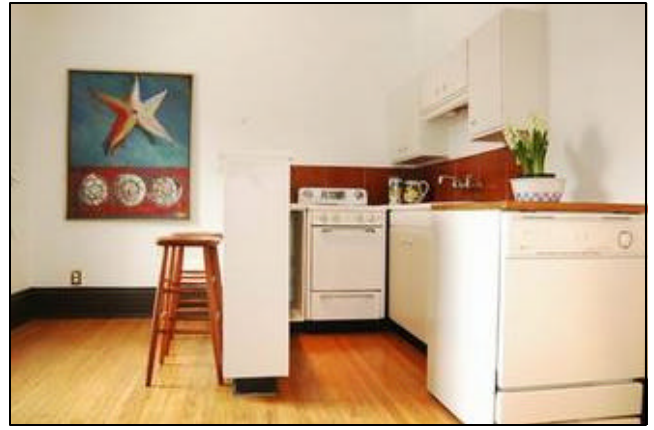
Sutton Group-Associates Realty Inc., Brokerage

416-966-0300

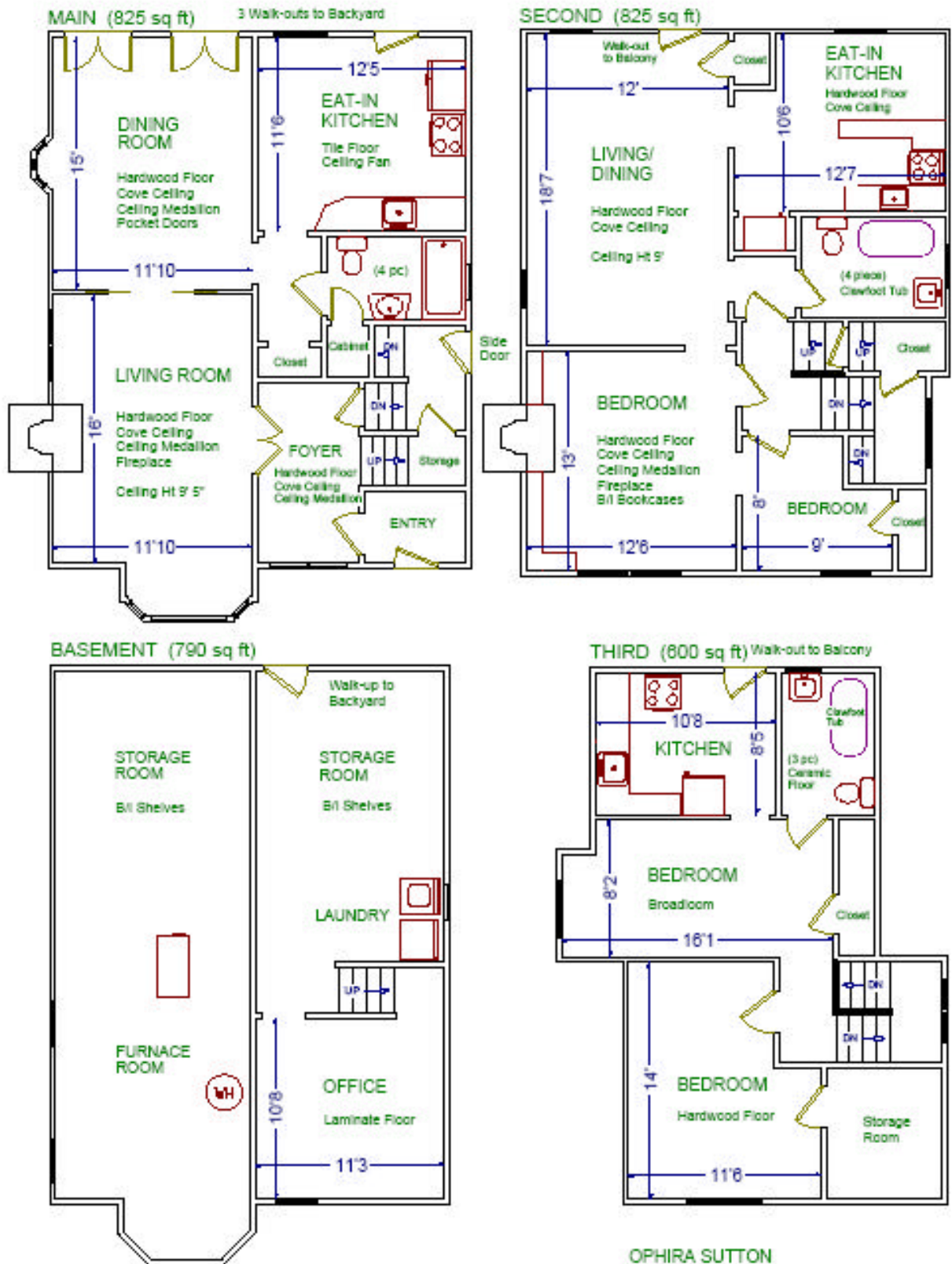
ophirasutton@rogers.com

www.ophirasutton.com





173 LOWTHER AVENUE



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) 765-7479

OPHIRA SUTTON

Sales Representative

(416) 966-0300

Sutton Group - Associates
Realty Inc., Brokerage