

# Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



## 174 Madison Avenue

"Renovated Annex Edwardian"

- FEATURING:** Glorious family home. Extensively renovated & restored throughout. 5 bedrooms, 4 bathrooms. Elegant principal rooms. Luxurious, self-contained basement with walk-out. Hardwood floors throughout (mostly new). Renovated maple kitchen with centre island. Deep sunny yard.
- LOCATION:** Walk to subway, quaint restaurants and shops.
- SCHOOLS:** Huron Public School, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College. University of Toronto.
- PARKING:** 1 legal front pad
- LOT SIZE:** 25 feet x 128 feet
- TAXES:** \$5,721.55 (2005)
- OFFERED AT:** **\$749,000**

## MAIN FLOOR

Foyer		☞ Coat closet, ceramic tiled floors.
Living Room	4.88 x 3.89m	☞ Hardwood floors, exposed brick wall, fireplace, French doors, stained glass, decorative pillars.
Dining Room	5.36 x 3.07m	☞ Hardwood floors, exposed brick wall, tall window overlooking garden.
Kitchen	6.60 x 3.61m	☞ Renovated, centre island, wall of built-ins, low voltage track lights, hardwood floors.
Breakfast Room		☞ Walkout to deck and garden, hardwood floors.
Powder Room	1-2pc.	

## SECOND FLOOR

Family Room	4.37 x 3.28m	☞ Fireplace, Bay window, exposed brick wall, large closet, carpeted.
Office	3.10 x 3.10m	☞ Hardwood floors.
Bedroom Suite	4.47 x 4.65m	☞ Large closet, new hardwood floors.
	<b>Ensuite Sitting Room</b> 2.82 x 1.83m	☞ Surrounded by windows, new hardwood floors.
	<b>Ensuite Bath</b> 1-4pc.	☞ Separate shower, laundry

## THIRD FLOOR

Master Bedroom	4.67 x 4.39m	☞ Large closet, walkout to deck, new hardwood floors, cathedral ceilings.
Ensuite Bath	1-6pc.	☞ Ceramic tiled floors.
Bedroom	3.35 x 4.98m	☞ Cathedral ceilings, walk-in closet, hardwood floors.

## BASEMENT

### Self contained unit with walkout.

Bedroom	4.88 x 3.89m	≈ Carpeted, closet.
Bedroom/ Living Room	5.72 x 3.45m	≈ Carpeted.
Kitchen		≈ Ceramic tiled floors.
Bathroom	1-4pc.	

### Inclusions:

Jenn-air stove, built-in dishwasher, 2 fridges, built-in microwave, 1 washer, 1 dryer, broadloom where laid, electrical light fixtures, central air conditioner, playground in backyard.

### Information as per Seller:

- ≈ High efficiency furnace with environmental filters (2yrs old)
- ≈ Recent roof replacement. Good quality shingles.
- ≈ New water intake pipe
- ≈ 2 new sheds in backyard
- ≈ Front pad interlocking brick paving
- ≈ Re-built 2nd floor sunroom
- ≈ New 3rd floor deck
- ≈ Re-built back yard deck
- ≈ All new doors
- ≈ Additional storage under front porch, rear porch

For Further information, please contact

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