

# Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



## 184 Madison Ave.

### "Annex Renovated Duplex"

**FEATURING:** Perfect live/work space. Presently divided home with 2 self contained units. Side entrance to basement. Flexible future potential. 3 storey brick home.

**LOCATION:** Located in the Annex just steps to Spadina subway on the corner of up and coming Dupont Street.

**SCHOOLS:** Quality private & public schools. Huron Street Jr PS, Jesse Ketchum Jr & Sr PS, Jarvis CI, 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:** Double garage off Dupont street for multiple parking.

**LOT SIZE:** 23.5 feet x 104 feet

**TAXES:** \$4,710.97 (2006)

**OFFERED AT: \$699,000**

## Main Floor

Main floor: 1 bedroom rental apartment or can be your perfect work space/office/doctor's clinic.

Currently leased for \$950.00/month including utilities no parking.  
Leased until June 1, 2007.

Side Entry		↻ Ceramic floor, closet.
Living/ Dining Room	5.00 x 3.58m	↻ Broadloom, walk-out to deck.
Eat-I n Kitchen	3.71 x 2.95m	↻ Fridge, stove, washer, dryer.
Bedroom	4.01 x 3.86m	↻ Broadloom, closed fireplace.
Washroom Room	1-4pc.	
Bathroom	1-4pc.	

## UPPER UNIT: 2ND AND 3RD FLOORS

Upscale renovated upper: living-dining rooms with a fireplace, bay window, hardwood floors, 2 baths. Striking master bedroom suite with Cathedral ceilings, ensuite bath and walk-in closet. Spacious office/den. Charming kitchen with walkout to a large roof deck.

## Second Floor

Living Room	3.84 x 3.58m	↻ Hardwood floor, crown moulding, halogen lights, open fireplace.
Dining Room	5.03 x 3.76m	↻ Hardwood floors, crown moulding, halogen lights, built-in cabinets.
Kitchen	3.53 x 2.77m	↻ Skylight, French doors, walk-out to rooftop deck. ↻ Fridge, stove, washer, dryer.
Study	2.95 x 2.79m	↻ Wood floor, built-in desk.
Bathroom	1-3pc.	↻ Ceramic floor.

### Third Floor

Master Suite	5.26 x 4.09m	☞ Hardwood floors, cathedral ceiling, skylight, built-in bookcases and drawers, large walk-in closet with built-in drawers.
Ensuite Bath	1-3pc.	☞ Claw-foot tub, skylight.
Walk-in Closet		

### Basement

Side entrance off Dupont Street

Recreation room 8.97 x 6.63

#### Inclusions:

All existing light fixtures, 2 fridges, 2 stoves, washer/dryer stacking, broadloom where laid.

#### Exclusions:

Ceiling light in vestibule.

#### Additional information as per Seller:

☞ New gas furnace installed in 2005, carpeting on stairs and main floor apartment installed in June 2006, new stove, dishwasher June 2006.

For Further information, please contact

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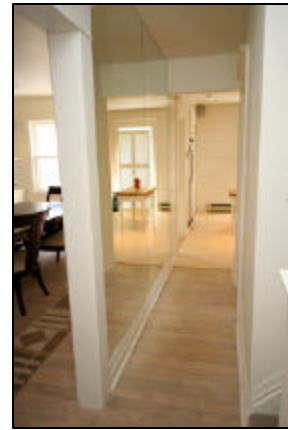
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Sutton Group-Associates Realty Inc., Brokerage

**416-966-0300**

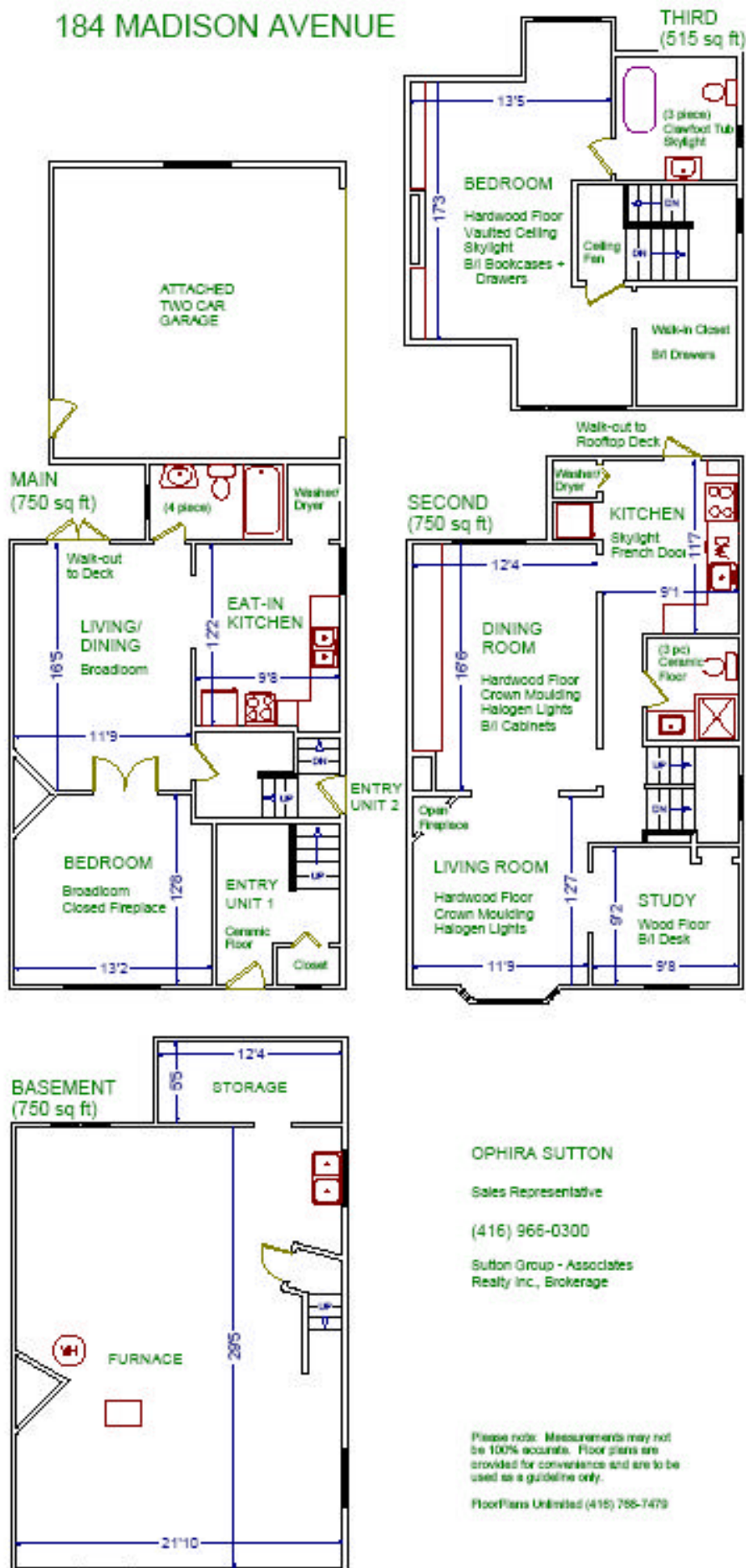
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# 184 MADISON AVENUE



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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) 766-1479