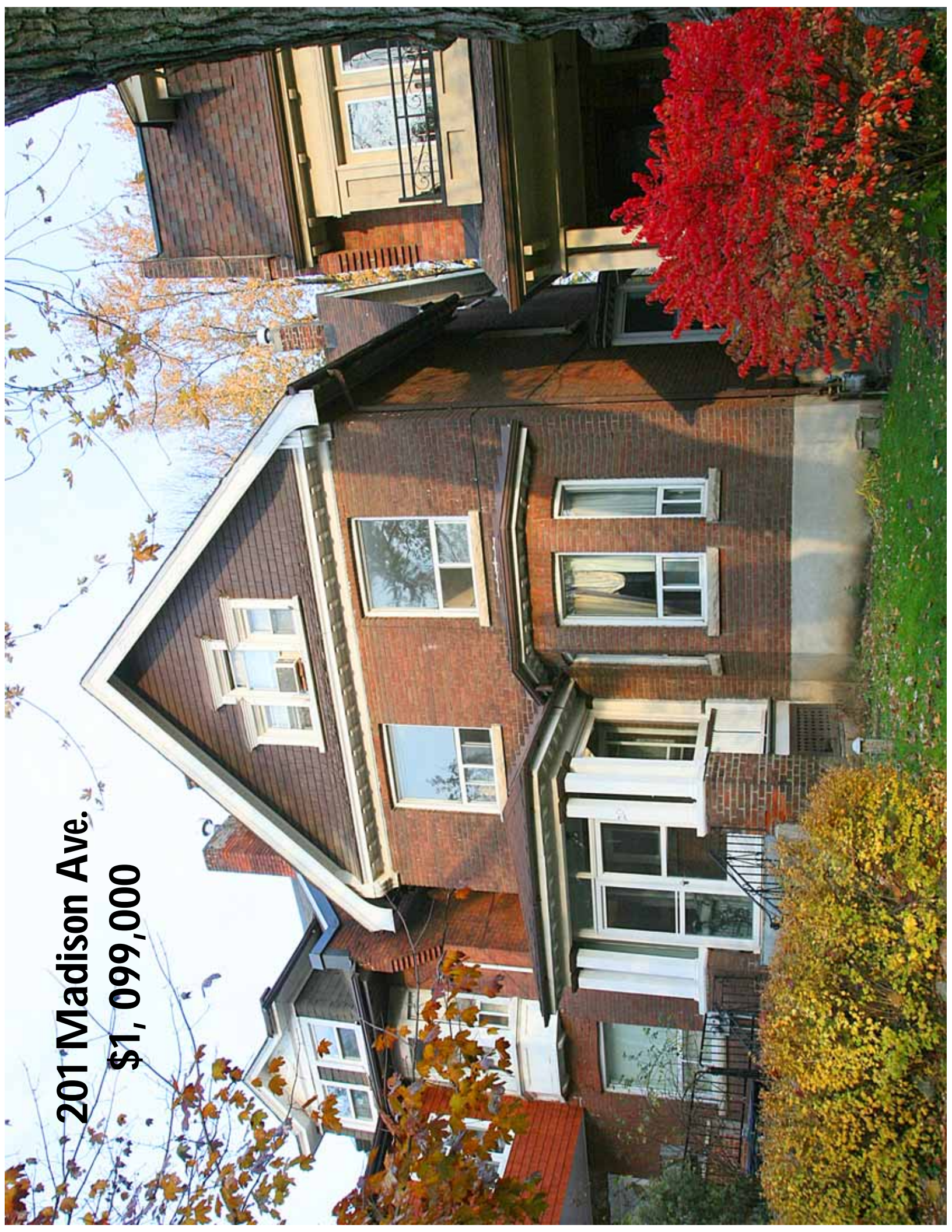


**201 Madison Ave.
\$1, 099,000**



Lower: Main Floor and Basement

Main Floor 9'3" high ceiling Previously owner-occupied

Foyer		↻ Hardwood floors, fireplace.
Living Room	14'6" x 12'2"	↻ Bay window, hardwood floors, pocket doors.
Dining Room	16' x 12'3"	↻ Bay window, fireplace, hardwood floors.
Kitchen	13'6" x 9'10"	↻ Hardwood floors, walkout to mudroom.
	Appliances	↻ Fridge, stove.
Bedroom	11'2" x 11'	↻ Hardwood floors, overlooks yard.
Bathroom	1-4pc.	



Basement

6'9" high ceiling

Storage/ Utility	12'2" x 8'2"	
Storage/Utility	11'8" x 11'4"	
Storage/Utility	16'8" x 11'8"	
Storage/Utility	10'7" x 11'9"	
Laundry	10'8" x 8'6"	↻ Washer and dryer.
Bathroom	1-2pc.	↻ Separate shower stall

Second Floor Unit

8'5" high ceiling

Previously rented for \$1,300 per month inclusive.

Living/Dining Room 23'2" x 13'5" ⌘ Open concept, overlooks yard.

Kitchen 9'5" x 8' ⌘

Appliances ⌘ Fridge.

Bedroom 12' x 11'9" ⌘ Fireplace.

Bedroom 13'4" x 9'7" ⌘ Closet.

Bathroom 1-4pc. ⌘ Walkout to balcony.



Third Floor Unit

8' high ceilings

Presently rented for \$950 per month on month to month basis.

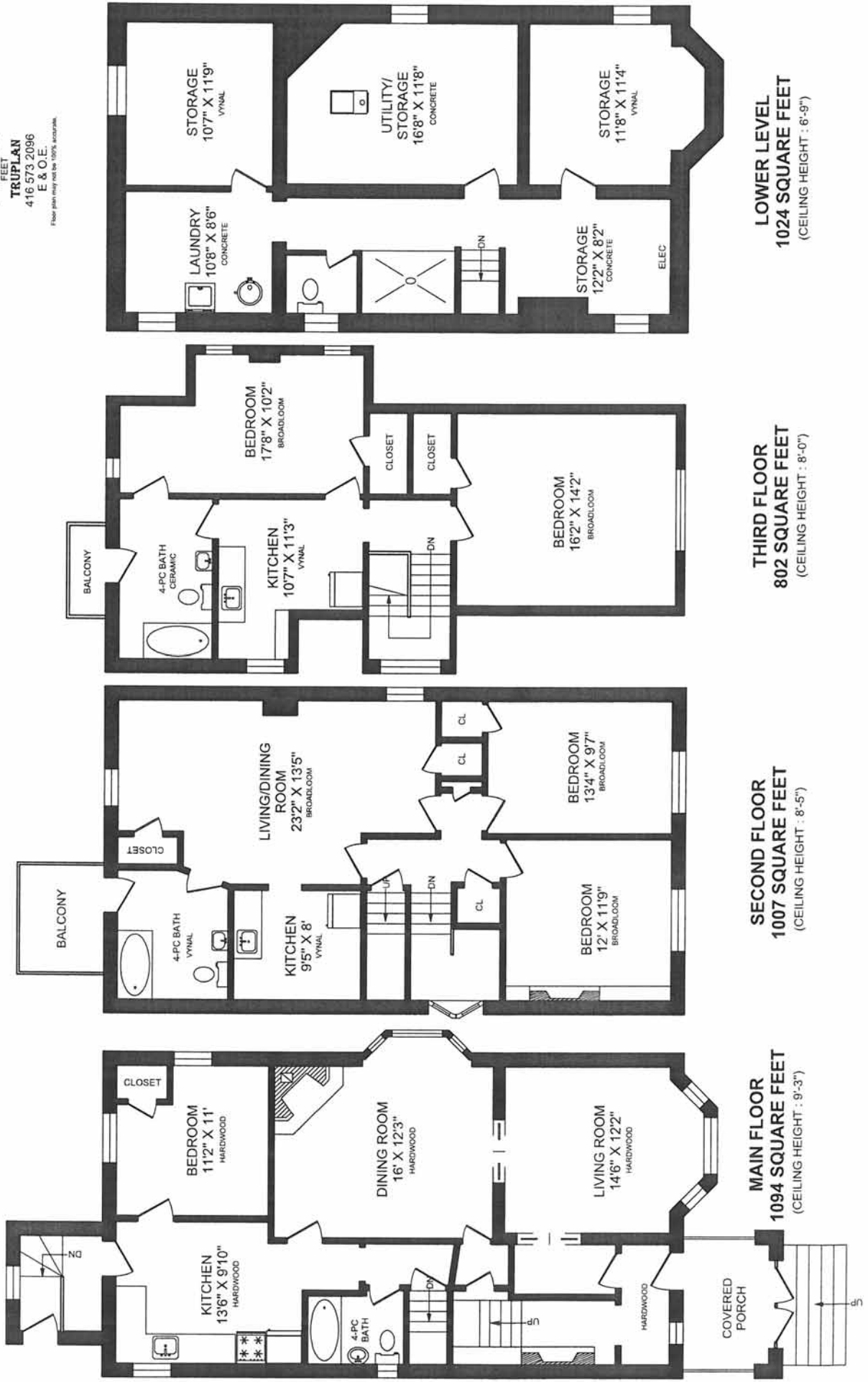
Kitchen	10'7" x 11'3"	≈ Fridge, stove, eat-in
	Appliances	≈ Fridge.
Living Room	16'2" x 14'2"	≈ Closet.
Bedroom	17'8" x 10'2"	≈ Closet, ensuite bathroom
Bathroom	1-4 pc.	≈ Ceramic tiled floors, walkout to balcony.



201 MADISON AVENUE

FEET
0 1 2 3 4 5

TRUPLAN
416.573.2096
E & O.E.
Floor plans may not be 100% accurate.



FEATURING: Once home to Clarence Augustus Chant (1865-1956), known as the father of Canadian Astronomy. Detached, 2,900 square feet, 3 story. Presently divided to three self-contained units. Can be converted to a family home. Lower-Main + Basement: Large two bedroom unit and 1,024 square feet basement storage. Bay window, fireplace, and wood floors. 2nd floor: 1,000 square feet, 2 bedroom unit. Open concept living/dining + balcony. 3rd floor: 1 bedroom apartment. Many original architectural details throughout.

LOCATION: Prestigious Madison Avenue Near 2 subway lines & UofT

SCHOOLS: Huron Street Junior PS, Jesse Ketchum Junior & Senior PS, Jarvis CI, Royal St. George's, Institute For Child Study, Tadde Creek Montessori, University of Toronto School, Waldorf School, George Brown College, University of Toronto.

LOT SIZE: 30 feet x 126 feet (Per Survey)

TAXES: \$6,783.45 (2011)

INCLUSIONS: 3 fridges, 2 stoves, washer. Excludes 3rd floor air conditioning unit (belonging to tenant).

EXCLUSIONS: 3rd floor air conditioning unit (belonging to tenant)

For Further information, please contact

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc., Brokerage

416-966-0300

ophirasutton@rogers.com

www.ophirasutton.com

This feature sheet is for marketing purposes only. All information is deemed reliable but not a warranty or representation as to its accuracy. It is subject to error, omissions, changes, prior to sale or other conditions. Seller pr agents shall not be held liable, Buyer responsible to verify all information. All above measurements are approximate and are given in feet except where stated. The information included in this feature sheet was collected from various sources.