

Prepared by MEILING YEUNG, Administrator
SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE
 358 Davenport Road, Toronto C02, ON M5R1K6
 416-966-0300
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201 Madison Ave **\$1,099,000**
 Toronto, Ontario M5R2S6 Toronto C02 Annex
SPIS: N 115-18-P **Taxes:** \$6,783.45/2011

Detached **Fronting On:** E **Rooms:** 11
 3-Storey **Acreeage:** **Bedrooms:** 5
Dir/Cross St: Dupont/Spadina **Washrooms:** 4
Lot: 30X126 Feet 1x4xMain, 1x4x2nd,
Lot Irreg: 1x4x3rd, 1x1xLower

MLS#: C2238705 **DOM:** 4 **Possession:** 60 Days/Tba
PIN#: **Contract Date:** 11/11/2011

Kitchens: 3
Fam Rm: N
Basement: Unfinished

Fireplace/Stv: Y
Heat: Gas
 Water
A/C: None **Central Vac:**
Apx Age:
Apx Sqft:
Assessment:
Elev/Lift: **Laundry Lev:**
Phys Hdcap-Equip:

Exterior: Brick

Drive: None
GarType/Spaces: None/0
Parking Spaces: 0
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	4.42 x	3.71	Bay Window	Hardwood Floor	
2	Dining	Main	4.88 x	3.73	Bay Window	Hardwood Floor	Fireplace
3	Kitchen	Main	4.11 x	3.00	Hardwood Floor	Walk-Out	
4	Br	Main	3.40 x	3.35	O/Looks Backyard	Closet	Hardwood Floor
5	Living	2nd	7.06 x	4.09	Combined W/Dining	O/Looks Backyard	W/O To Balcony
6	Kitchen	2nd	2.87 x	2.44			
7	Br	2nd	4.06 x	2.92	Closet		
8	Br	2nd	3.66 x	3.58	Fireplace		
9	Kitchen	3rd	3.23 x	3.43			
10	Br	3rd	4.93 x	4.32			
11	Br	3rd	5.38 x	3.10	W/O To Balcony	4 Pc Ensuite	
12	Laundry	Lower	3.25 x	2.59			

Once Home To Clarence Augustus Chant (1865-1956), Known As The Father Of Canadian Astronomy. Detached, 2900Sf 3 Storey. Presntly Divided To 3 Self-Cont Units. Can Be Converted To A Family Home. Lower-Main+Basement: Large 2 Bedrm Unit+1024Sf Bsmt Storage. Bay Window, Fireplace, Wood Floors. 2nd Flr:1000Sf, 2 Bedrm Unit. Open Concept Living/Dining+Balcony. 3rd Flr: 1 Bedrm Apt. Many Original Architectural Details Thruout. Prestigious Madison Ave.
 Near 2 Subway Lines & Uoft. 3 Fridges, 2 Stoves, Washer, Existing Light Fixtures, Window Coverings. Exclude 3rd Floor A/C Unit Belonging To Tenant.

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