

# Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



## 208 Albany Avenue "Detached Annex Artist's Home"

- FEATURING:** Historical appeal. Charming 2 storey, 3 bedrooms. Immaculate condition. Upgraded and very well kept. Formal living and dining rooms. Fireplace, high ceilings, bay windows. Hardwood floors and wood trim. Kitchen opens to an adjacent sitting room. Gorgeous garden retreat. Very large second floor foyer/family room. 3 charming bedrooms. Master bedroom opens to a sunroom/study. Your perfect country ambiance in a prime location.
- LOCATION:** Located on a tree lined Annex street. Walk to parks, Bloor street shopping, restaurants and 2 subway lines.
- SCHOOLS:** Quality private & public schools. Palmerston Jr Ps, Essex Jr & Sr Ps, Harbord CI, Hawthorne Alternative School, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College. University of Toronto.
- LOT SIZE:** 21 feet x 100 feet
- TAXES:** \$3,448.06 (2006)
- OFFERED AT:** **\$499,000.00**

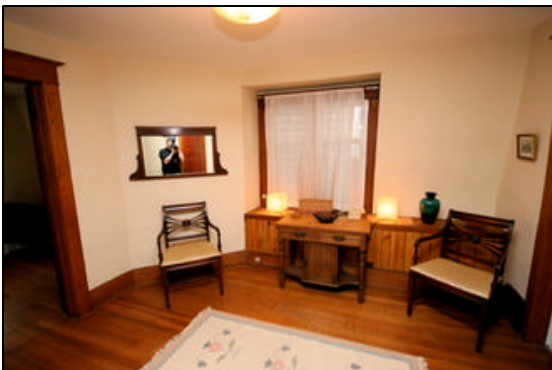
## Main Floor

Foyer		✎ Leaded glass.
Living Room/	7.11 x 3.25m	✎ Hardwood floors, wood fireplace, large windows.
Kitchen	2.77 x 1.78m	✎ Opens to a sitting/breakfast room.
Breakfast Area	3.15 x 2.77m	✎ Walkout to sunroom.
Sunroom	2.69 x 2.36m	✎ Walkout to a gorgeous landscaped garden.



## Second Floor

Foyer/Family Room	3.66 x 3.38m	✎ Hardwood floors, linen closet.
Master Bedroom	3.43 x 3.00m	✎ Hardwood floors, closet, walkout to sitting room.
Bedroom	3.33 x 2.59m	✎ Hardwood floors, closet.
Bedroom/ Study	3.30 x 2.59m	✎ Hardwood floors.
Bathroom	1-4pc.	✎ Renovated, pedestal sink.



## Basement

Laundry/Utility Area      8.28 x 4.95m      ⌘ Washer, dryer.

Cellar      2.34 x 1.96m

### Inclusions:

All existing light fixtures, fridge, stove, washer, dryer, window coverings.  
(Exclude Front south bedroom wall sconce)

### Additional information as per Seller:

- ⌘ 100 amp wiring
- ⌘ Copper plumbing
- ⌘ New windows (4-5 years old)
- ⌘ Floors replaced 10-12 years ago
- ⌘ All windows (other than back porches) replaced



For Further information, please contact

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