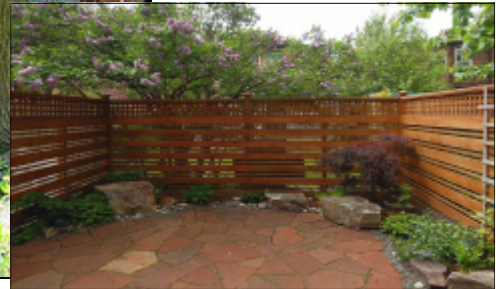


ANNEX WEST HOME FOR SALE

by

Ophira Sutton

Sales Representative



21 Palmerston Gardens

Most Desirable Seaton Village Street

FEATURING: 10 doors from popular Vermont park, St Alban's boys and girls club, and skating arena. One way tree lined street, very little traffic. 2 1/2 storey house with self contained basement unit (presently rented). Landscaped south facing zen garden. Fabulous renovated kitchen & oversized bathroom.

OFFERED AT: \$589,000

LOCATION: Popular Seaton Village. Fabulous community with quality parks, schools and community spirit Short walk to Bloor street and subway.

SCHOOLS: Palmerston Jr. P.S., Essex Jr. and Sr. P.S., 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: 16.42 feet x 72.42 feet

TAXES: \$3,351.67 (2007)

Main Floor

<i>Living Room</i>	3.66 x 3.43m	↻ Fireplace*, hardwood floors, built-ins.
<i>Dining Room</i>	4.35 x 3.10m	↻ Ceiling medallion, hardwood floors.
<i>Kitchen</i>	4.32 x 3.13m	↻ Tastefully renovated, granite countertop, hardwood floors, pot lights ↻ Appliances: stove, fridge, dishwasher.
<i>Mud Room/ Breakfast Area</i>		↻ Walkout to landscaped yard, access hutch to basement storage.

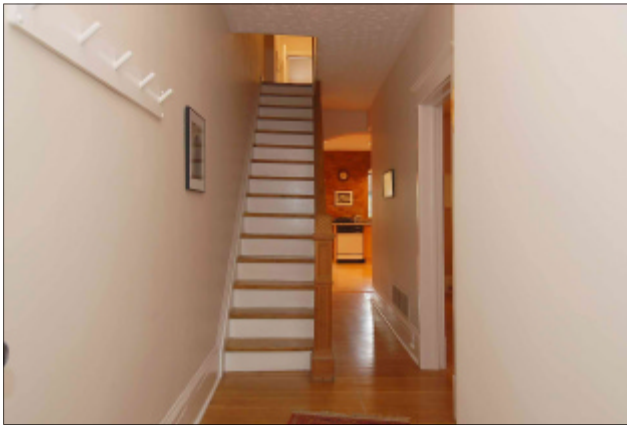
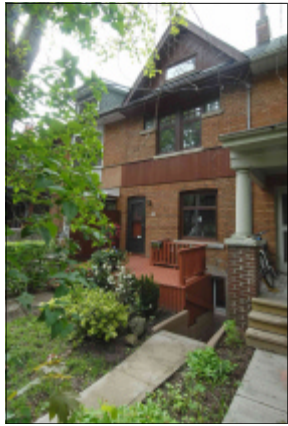
Second Floor

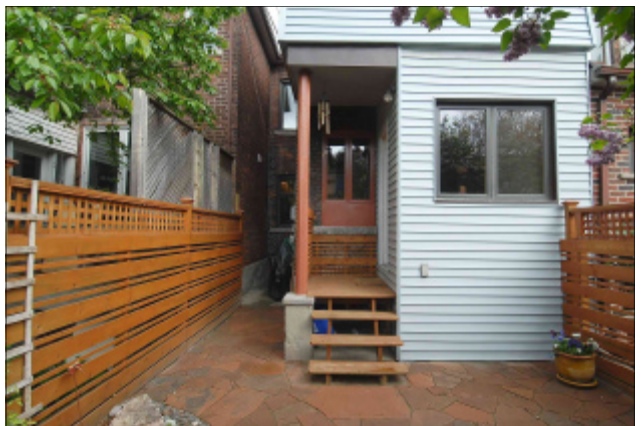
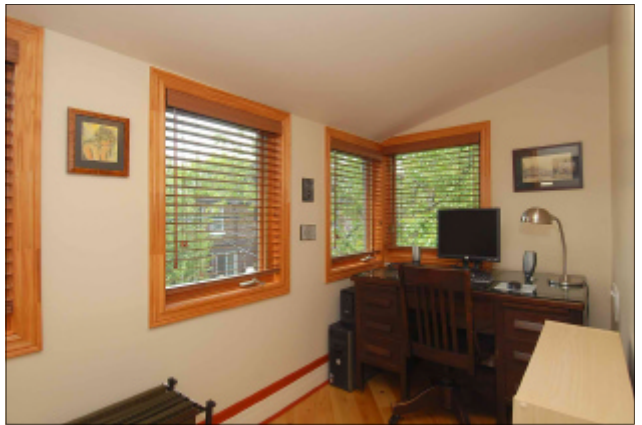
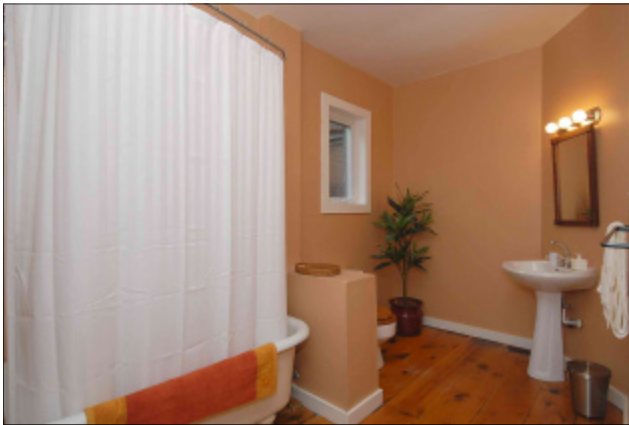
<i>Master Bedroom</i>	4.77 x 3.66m	↻ Fireplace*, hardwood floors, closet.
<i>Bedroom</i>	3.20 x 3.08m	↻ Hardwood floors, closet.
<i>Bathroom</i>	1-4pc	↻ Very spacious, ensuite laundry, pine floors.
<i>Office</i>	3.23 x 1.62m	↻ Recently rebuilt throughout ↻ Overlooking garden, surrounded by windows, pine floors.

Third Floor

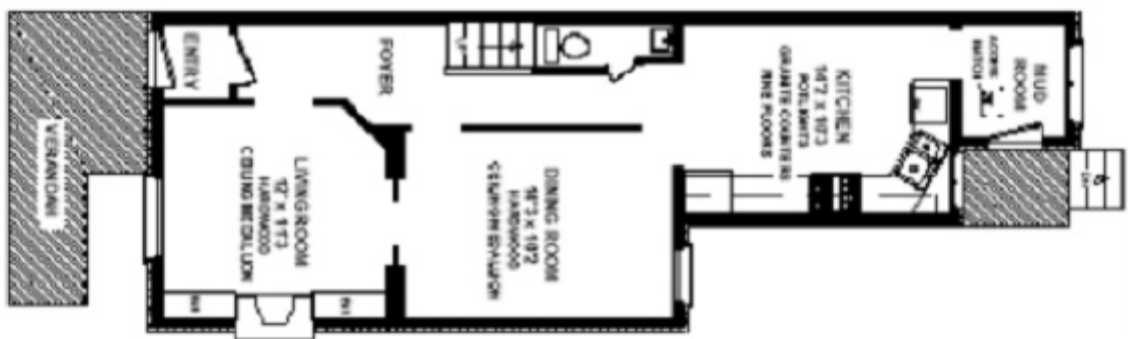
<i>Bedroom</i>	4.75 x 4.14m	↻ Broadloom, closet, cathedral ceilings.
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*Vendor has not used the fireplaces and does not warrant that it is operating, Buyer to verify if operational.





21 PALMERSTON GARDENS



Respective Measurements
reflect 100% square Foot
Measurements for
conformance and to be used
as applicable.

FLOORPLAN FILE# 20447-1026

Basement

Self Contained Renovated One Bedroom Apartment Renting for \$750 (inclusive) month to month

<i>Living Room</i>	4.32 x 3.76m	↻ Combined with kitchen. ↻ Appliances: stove and fridge.
<i>Laundry</i>	2.18 x 1.57m	↻ Appliances: washer and dryer.
<i>Bathroom</i>	1-3pc	
<i>Bedroom</i>	2.92 x 2.57m	↻ Carpeted.

Inclusions:

All existing light fixtures (not belonging to tenants), 2 fridges, 2 stoves, dishwasher on main floor, 2 washers, 1 dryers, existing window coverings (not belonging to tenants).

Exclude:

Hall chandelier

General knowledge as per Seller (to be verified by Buyer):

- ↻ Office room rebuilt
- ↻ New roof (2005)
- ↻ Landscaped Zen garden
- ↻ Redesigned and built patio and fence
- ↻ Renovated kitchen
- ↻ Exposed brick

↻ **2007 Expenses:**

- ↻ Gas: \$1,679.81



For Further information, please contact

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Sales Representative

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