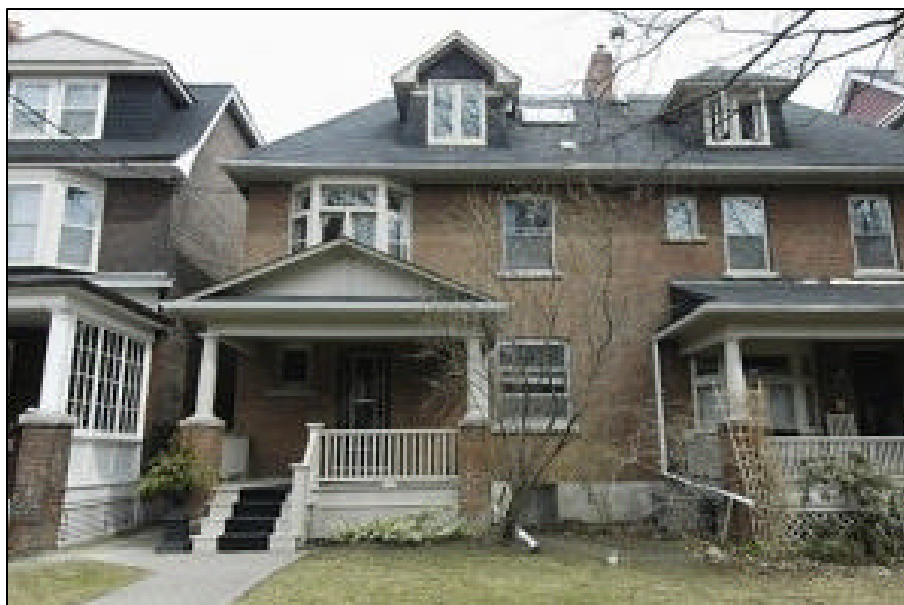


Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



23 Kendal Avenue

"Restored Annex Home In The Most Popular Location"

FEATURING: Spacious 3 storey, 5 bedrooms, 4 baths. Self contained basement suite with walkout and laundry. Island kitchen opens to dining room with doors to a large deck and garden. Perfect for entertaining. Master suite with Ensuite bath & walk-in closet. Large front porch. Surrounded by deep, green front yards and gardens.

LOCATION: Located on a favourite neighbourly street near Sibelius Park. Surrounded by other family homes. Near 2 subway lines, U of T and Bloor Street.

SCHOOLS: Huron Street Jr, Jesse Ketchum Jr & Sr, Harbord CI, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessory, Waldorf School, George Brown College, U of T.

LOT SIZE: 26 feet x 128 feet

TAXES: \$4,715.85 (2005)

OFFERED AT: **\$759,000**

MAIN FLOOR

Foyer	3.50 x 2.84m	☞ Large, ceramic tiled floors and hardwood floors, leaded glass, curved ceiling.
Living Room	4.44 x 3.99m	☞ French doors, hardwood floors, fireplace, curved ceiling, stained glass.
Dining Room	4.72 x 3.99m	☞ Pot lights, hardwood floors, opens to kitchen.
Kitchen	4.75 x 2.56m	☞ Island kitchen with gas built-in stove and hood above, pot lights, oversized ceramic sink, ceramic tiled countertop.
Powder Room	1-2pc.	☞ Ceramic tiled floors, 1 pc. toilet.

SECOND FLOOR

Bedroom	4.65 x 3.12m	☞ Hardwood floors, track lights, double closet.
Bedroom	3.68 x 3.50m	☞ Bay window, leaded glass, hardwood floors.
Bedroom	3.18 x 3.10m	☞ Double closet, track lights.
Office	3.68 x 1.90	☞ Wood ceiling, overlooks garden.
Bathroom	1-4pc.	☞ Pedestal sink.

THIRD FLOOR

Master Bedroom	5.87 x 5.84m	☞ 2 skylights, casement windows, cathedral ceiling, track lights, carpeted, large walk-in closet.
Large Ensuite Bath	1-4pc.	☞ Whirlpool tub, separate shower, heat lamp, large vanity.

