

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



245 Lippincott Street "Huge 'Cool' Value"

- FEATURING:** Contemporary renovated house with a large coach house. Architectural reno. Two storey, 3 bedrooms. Designer kitchen. Latest stainless appliances. Glass wall with walkout to private deck and garden. Separate Coach house at rear of property, fronting on to Croft Street. Includes full bathroom, kitchen, large open space, high ceilings, concrete floors.
- LOCATION:** Heart of U of T area. Minutes to trendy College Street, Annex, Harbord Village and Bloor Street.
- SCHOOLS:** Quality private & public schools. King Edward Jr & Sr PS, Harbord CI, Hawthorne Alternative School, University of Toronto School, University of Toronto.
- LOT SIZE:** 15 feet by 138 feet
- TAXES:** \$4,042.48 (2007)
- OFFERED AT: \$549,000**

Main Floor

Living Room	4.55 x 3.02m	• Open concept, hardwood floors, low voltage pot lights, high baseboards, tall windows.
Dining Room	3.25 x 2.74m	• Open concept, hardwood floors, low voltage pot lights, high baseboards, tall windows.
Kitchen	4.65 x 2.84m	• Stunning reno, eat-in, ample storage, low voltage pot lights, stainless steel appliances, glass mosaic backsplash, glass wall and walkout to landscaped deck and yard, over the counter low voltage lights. • Appliances: Built-in Sharp microwave, Thermador gas stove, Bosch built-in dishwasher, Samsung fridge, stainless steel fan hood.

Second Floor

Open architectural railings.

Master Bedroom	3.94 x 3.58m	• Wall of closets, hardwood floors, tall windows, ceiling fan.
Bedroom/ Den	3.63 x 2.26m	• Hardwood floors, tall windows.
Bedroom	2.92 x 2.84m	• Hardwood floors, overlooking yard, exposed brick wall, high baseboards.
Bathroom	1-4pc.	• Ceramic tiled floors, rounded contemporary vanity with ceramic sink.

Basement

Storage area	4.19 x 2.87m	• Painted concrete floors
Bath	1-2pc.	• Tiled floors, wall mirror
Laundry		• Painted concrete floors, pot lights, laundry tub • Samsung stackable washer and dryer.

Coach House

Unique space — Previously rented, currently self contained living space with kitchen bath, use as livable space, studio, garage, separate entrance off Croft Street.

Open Loft Area

13.79 x 3.91m

- Walkout to Croft Street, painted concrete floors, skylight and casement window. Previously had a wood burning stove (heated by baseboard heater), stairs to Mezzanine, separate electric panel.

Kitchen



- L-shaped with wooden cabinets and butcher block counter top, painted concrete floors, track lights.
- Appliances: Admiral electric stove, Admiral fridge.

Bath

1-3pc.

- Linoleum floors, ceramic tiled shower stall vanity with contemporary sink.

Information as per Seller:

- Landscaped back yard with a large wooden deck and storage
- 9' ceilings on main floor
- Roof 2006

Inclusions:

- Thermador dual fuel gas stove top and convection oven, hood fan, Samsung refrigerator, Bosch built-in dishwasher, Built-in microwave, Samsung washer, Samsung dryer, Studio stove and refrigerator, All window coverings, All electrical light fixtures, Timed sprinkler system, Gas burner and equipment, Central air conditioning and equipment, closet organizers in master bedroom, (Hot water tank is rental).



For Further information, please contact

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All above measurements are approximate and are given in meters except where stated. The information included in this feature sheet was collected from various sources. We are not responsible for typographical errors. Please refer to listing information sheet when preparing an offer to Purchase.





