

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



248 Howland Avenue

Annex, Detached 2 Storey

- FEATURING:** Presently divided into 3 separate 1 bedroom units. Easily converted back to 4 bedroom family home with a self contained basement rental unit. Immaculate condition. Updated throughout. Hardwood floors. Original trim. Sitting on a 197' deep, park-like lot.
- LOCATION:** Located on a one way street. Short walk to subway, park and community centre.
- SCHOOLS:** Huron Street Jr, Jesse Ketchum Jr & Sr, Harbord CI, Central Technical School, Central Commerce CI, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College. University of Toronto.
- PARKING:** One car parking in detached garage and one car parking on mutual drive.
- LOT SIZE:** 23 feet x 197 feet
- TAXES:** \$4,424.91 (2005)
- OFFERED AT:** **\$549,000**

MAIN FLOOR

Living Room	4.75 x 3.12m	☞ Hardwood floors, plaster crown moulding, etched glass door.
Dining Room	3.76 x 3.12m	☞ Hardwood floors, double doors from Living room, plaster crown moulding, halogen lights.
Kitchen	4.04 x 2.39m	☞ Eat-in kitchen, ceramic tiled floors, halogen lights, walk-out to back yard.
Den	2.49 x 2.39m	☞ Laminate floors, overlooking yard.

SECOND FLOOR

Master Bedroom	5.03 x 3.28m	☞ Hardwood floors, closet, halogen lights.
Bedroom	3.89 x 2.67m	☞ Hardwood floors, closet, ceiling medallion.
Bedroom	3.12 x 2.95m	☞ Hardwood floors.
Kitchen	3.10 x 2.87m	☞ Eat-in kitchen, ceramic tiled floors.
Bathroom	1-4pc.	☞ Ceramic tiled floors.

BASEMENT

Living Room	5.33 x 3.05m	☞ Combined with Dining room, laminate floors.
Kitchen	3.91 x 2.06m	☞ Eat-in kitchen, tiled floors.
Bedroom	3.12 x 3.05m	☞ Laminate floors, halogen lights.
Bathroom	1-4pc.	

Inclusions:

- ⌘ All electrical light fixtures
- ⌘ Window coverings
- ⌘ 3 fridges
- ⌘ 3 stoves
- ⌘ Washer
- ⌘ Dryer

Information as per Seller:

- ⌘ Roof replaced in 1999
- ⌘ 200 amp service upgrade in 1992
- ⌘ Water service upgraded in 1992
- ⌘ Porch entry re-built in 2003
- ⌘ Rear porch re-built in 2003
- ⌘ 2005 utilities: heat \$3,142.23, hydro \$1,029.62, water \$296.94
- ⌘ Seller nor agent warrant retrofit status

For Further information, please contact

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