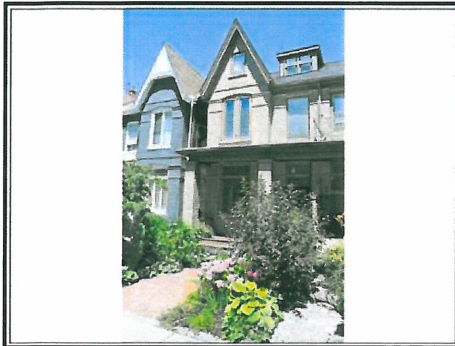


SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE
358 Davenport Road, Toronto C02, ON M5R1K6
416-966-0300



26 Follis Ave **\$929,000**
 Toronto, Ontario M6G1S3 Toronto C02 Annex
SPIS: N 115-17-P **Taxes:** \$4,555.34/2011

Semi-Detached **Fronting On:** N **Rooms:** 6+2
 3-Storey **Acreage:** **Bedrooms:** 4
Dir/Cross St: Bathurst/Dupont **Washrooms:** 4
Lot: 17.58X98 Feet 1x2xGround,
1x4x2nd, 1x3x3rd,
Lot Irreg: 1x3xLower

MLS#: C2192028 **Possession:** 90 Days/Tba
PIN#: **Contract Date:** 9/8/2011

Kitchens: 1
Fam Rm: Y
Basement: Fin W/O

Fireplace/Stv: Y
Heat: Gas
 Forced Air

A/C: Central Air **Central Vac:**

Apx Age:
Apx Sqft:
Assessment:

Elev/Lift: **Laundry Lev:** Lower

Phys Hdcap-Equip:

Exterior: Brick

Drive: Lane

GarType/Spaces: Detached/2
Parking Spaces: 2

UFFI:
Pool: None

Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewers: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:

#	Room	Level	Dimensions (m)				
1	Living	Main	5.28 x	4.47	Combined W/Dining	Fireplace	Hardwood Floor
2	Kitchen	Main	4.01 x	3.76	Hardwood Floor	B/I Shelves	
3	Br	2nd	4.67 x	4.04	Hardwood Floor	B/I Shelves	Closet
4	Br	2nd	3.43 x	3.05	Murphy Bed	Double Doors	Broadloom
5	Br	2nd	3.51 x	2.79	Track Lights	B/I Closet	Broadloom
6	Master	3rd	6.55 x	4.67	3 Pc Ensuite	Hardwood Floor	Combined W/Sitting
7	Rec	Lower	5.08 x	4.32	Pot Lights	W/O To Yard	Oak Banister
8	Play	Lower	4.01 x	2.57	W/W Closet		

Seaton Village Reno. Architects Own Home. Renovated With Flare. Open Concept Living/Dining.'Bauhaus' Doors & Windows, Cherry Hardwood Floors, State Of The Art 16' Long, Slick 'Scavolini' Eat-In Kitchen. Corian Counters. Revolving Pantry. Slide-Out Corner Cabinet. 3rd Floor Loft Master Suite: Ensuite Bath, Walk-In Closet. Beautifully Finished Basement W/Bathroom & Walkout. Double Garage W/Incredible Rooftop Deck Sheltered By Vine Covered Pergola.

Elf, Window Coverings, Jennair Downdraft Gas Stove, Subzero Fridge & Freezer, Miele Dishwasher, Panasonic Microwave, Kenmore Front Load Washer&Dryer, Ge Trash Compactor, Insinkerator Trash Disposal, Cac, Storage Unit On Garage Deck.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE 416-966-0300