

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



267 Major Street

Chic U of T Restoration

- FEATURING:** No work needed. Move in and enjoy this retreat. Renovated throughout. 3 storey, 3 spacious bedrooms, 4 baths. Finished living space in basement. Upscale eat-in kitchen with breakfast area over-looking yard. Large luxurious main bathroom. Hardwood floors, tall ceilings, charming details.
- LOCATION:** Urban Oasis in a quaint city neighbourhood. Walk to lively Bloor Street restaurants, shops and subway. Quiet, one way street.
- SCHOOLS:** Huron Public School, Lord Lansdown Jr & Sr, Harbord CI, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College. University of Toronto.
- PARKING:** 1 car parking via lane
- LOT SIZE:** 17.08 feet X 93 feet
- TAXES:** \$ 4,252.63 (2005)
- OFFERED AT:** **\$579,000**

MAIN FLOOR

Living Room	4.49 x 4.16m	• Hardwood floors, Crown mouldings, pot lights, fireplace (non-operating).
Dining Room	3.96 x 3.28m	• Hardwood floors, crown mouldings, pot lights.
Powder Room	1-2pc.	
Kitchen	5.69 x 3.53m	• Renovated, granite counters, halogen lights, slate floors, combined with breakfast room.
Breakfast Room		• Large window overlooking yard, walkout to deck, combined with kitchen. • Appliances: 1 fridge, 1 built in dishwasher, 1 stove.

SECOND FLOOR

Master Bedroom	4.27 x 4.16m	• Double closet, hardwood floors, overlooking backyard.
Bathroom	1-5pc.	• Marble floors, separate shower, large vanity with 2 sinks, Ensuite laundry. • Appliances: 1 washer, 1 dryer.
Bedroom	4.06 x 3.53m	• Bay window, hardwood floors, ceiling fan, built-in bookcase.

THIRD FLOOR

Bedroom	4.90 x 4.16	• Hardwood floors, halogen lights, 2 closets.
Bathroom	1-3pc.	• Separate shower stall, ceramic tiled floors.

BASEMENT

Finished Rec. Room 5.26 x 3.71m ↻ Lots of storage, ceramic tiled floors, double closet.

Kitchen/Bath 2.73 x 1.80

Storage

Inclusions:

All electrical light fixtures, blinds and shades where installed, refrigerator, oven, dishwasher, clothes washer and dryer.

Exclusions:

Living room drapes, hardware pulls on basement washroom cabinet, 4 clothing wall racks (2 in second floor back bedroom, 2 in third floor bedroom), reverse osmosis water filter and faucet (to be replaced by dishwasher dispenser)

Information as per Seller:

- ↻ Fireplace non-operating
- ↻ Brick repointed
- ↻ Outside bottom south wall parged
- ↻ Basement renovated and refinished
- ↻ Gas boiler installed 1999
- ↻ Replaced washer and dryer
- ↻ Built-in shelves on 2nd floor
- ↻ Backyard ground bricked
- ↻ Front steps replaced
- ↻ Water supply improved
- ↻ Alarm system is leased. Speak to LB for details.

For Further information, please contact

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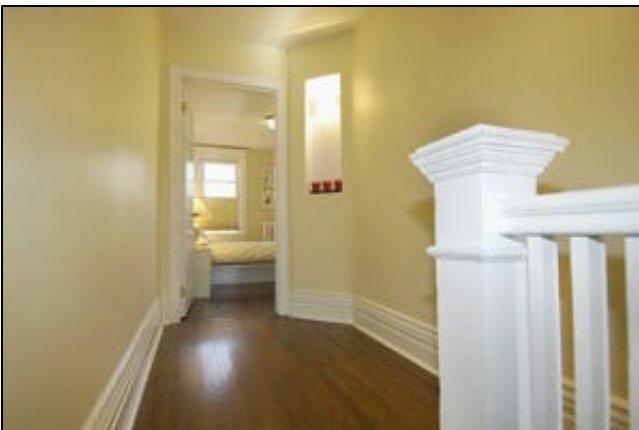
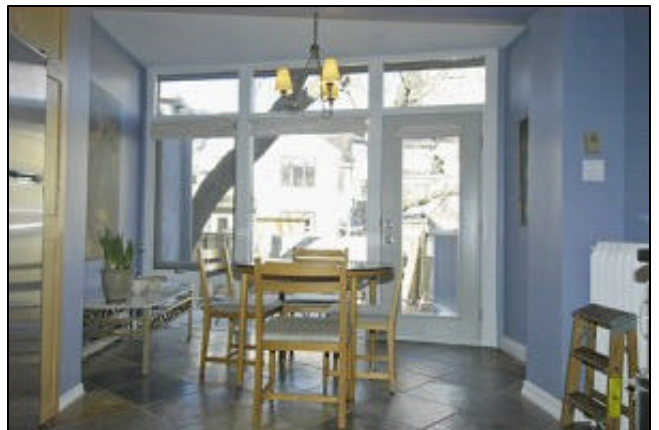
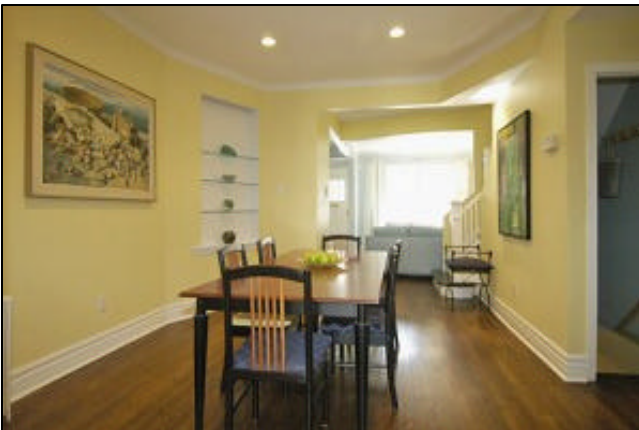
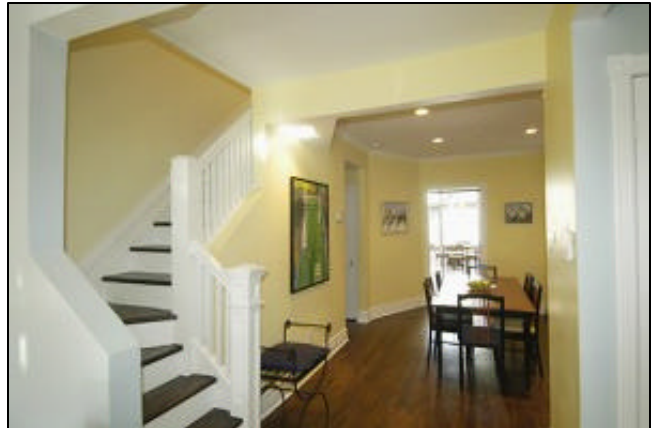
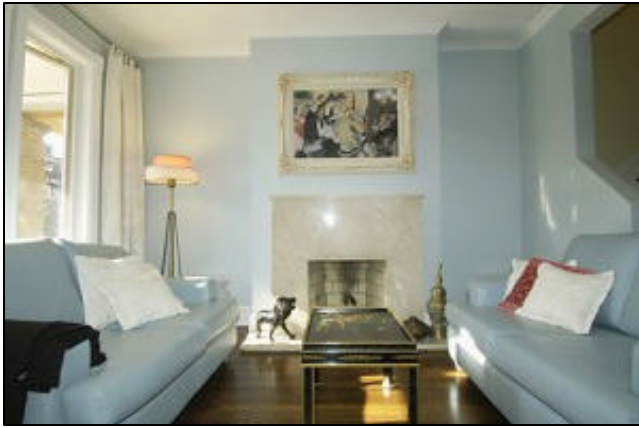
Sales Representative

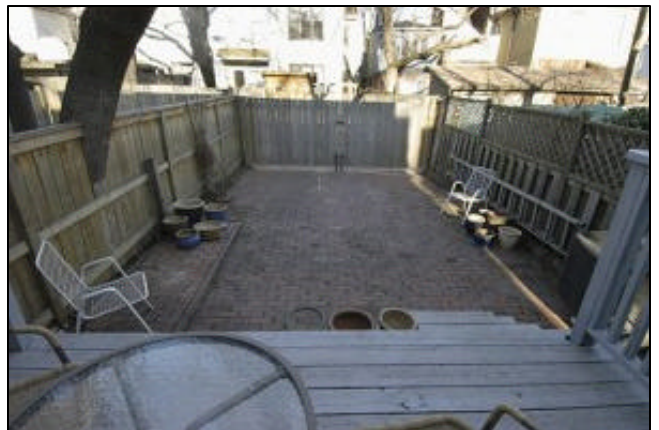
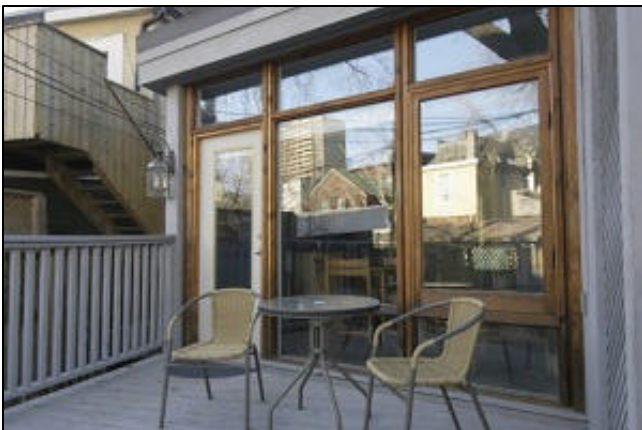
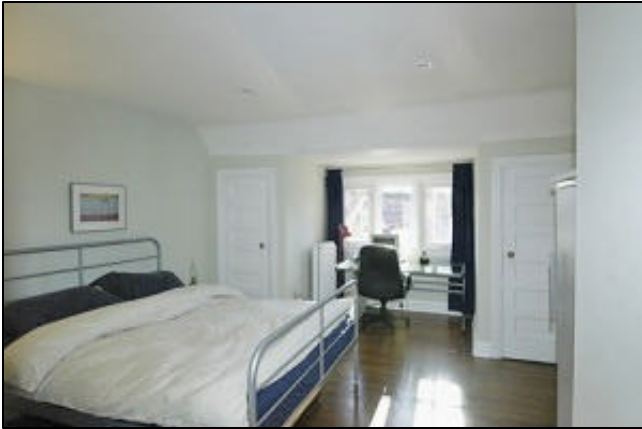
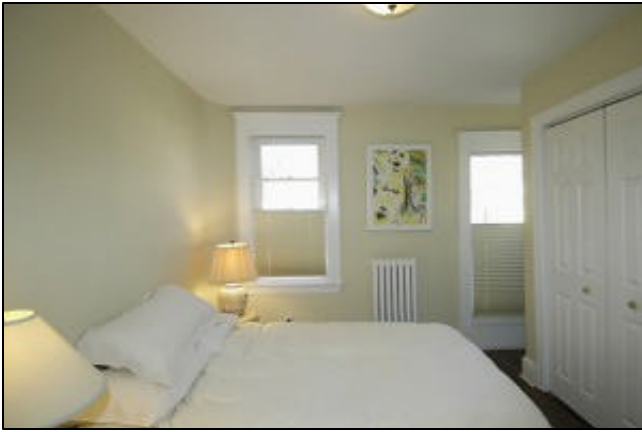
Sutton Group-Associates Realty Inc.

416-966-0300

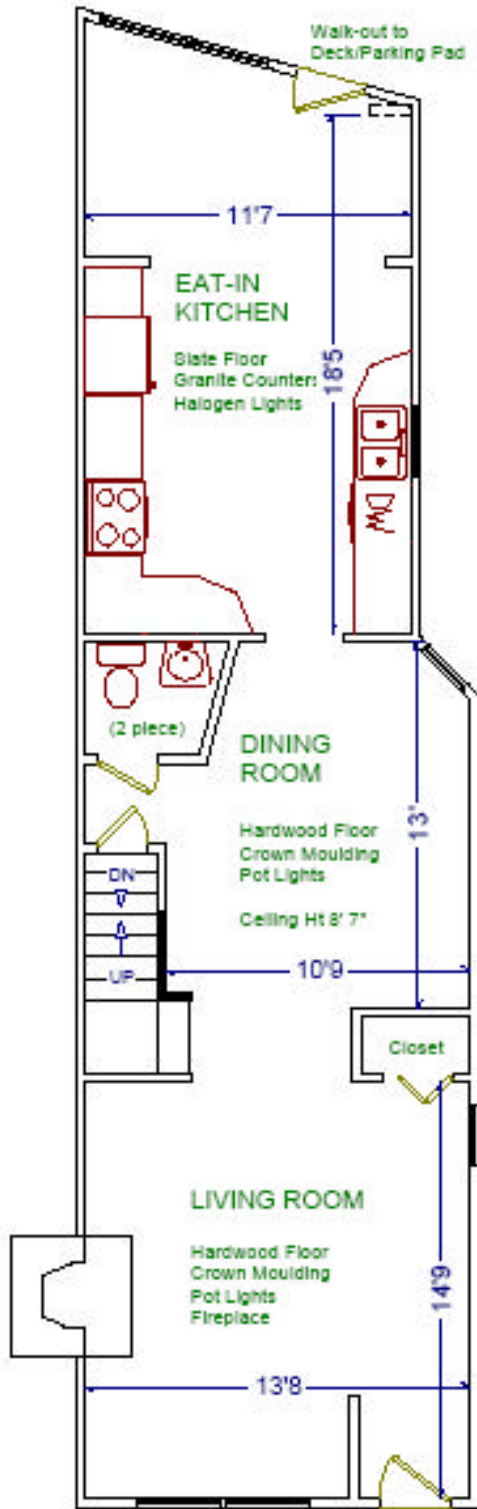
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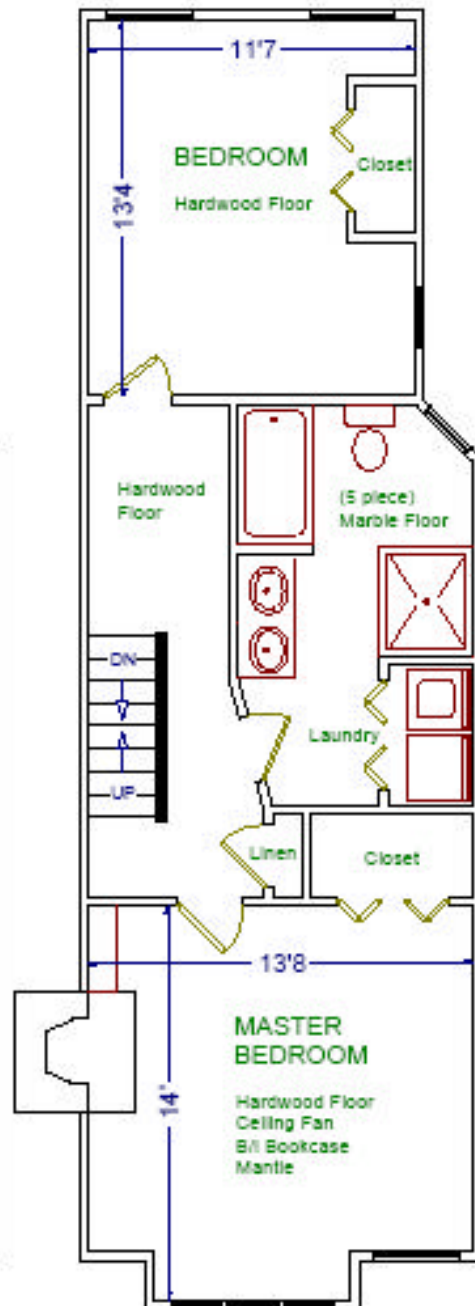




267 MAJOR STREET



MAIN FLOOR
(695 sq ft)

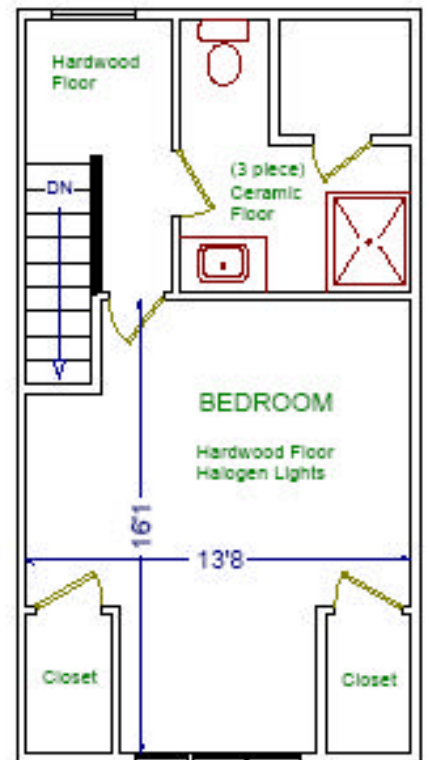


SECOND FLOOR
(620 sq ft)

OPHIRA SUTTON
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Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.

FloorPlans Unlimited (416) 788-7479



THIRD FLOOR
(385 sq ft)