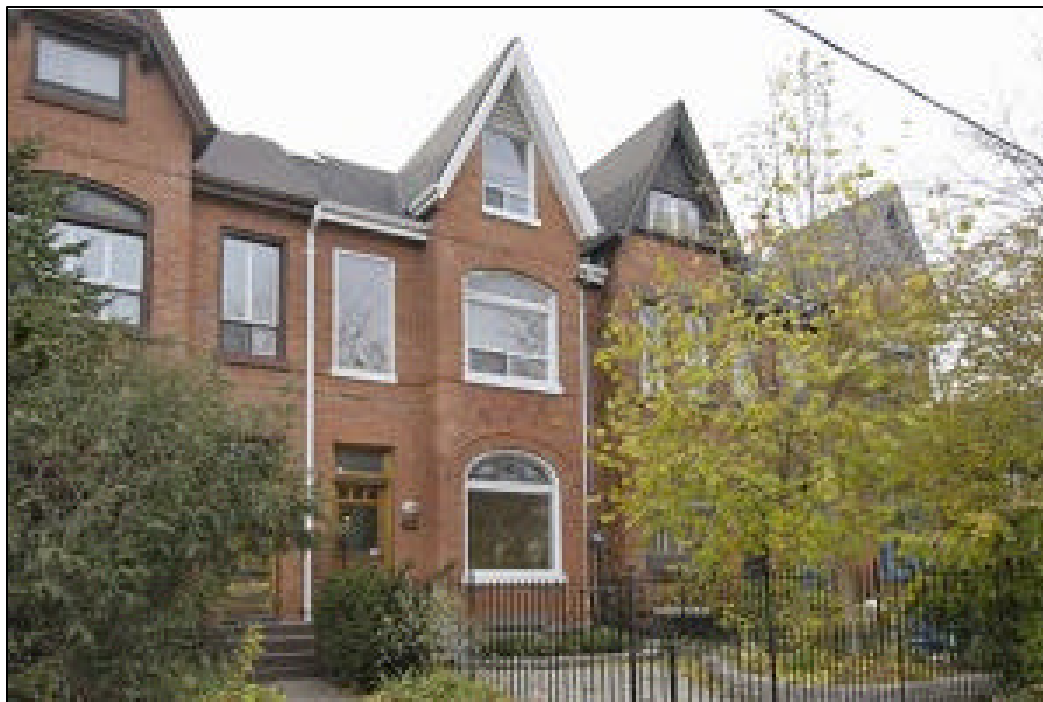


Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



290 Borden Street

Renovated Victorian with Curb Appeal.

- FEATURING:** Condo alternative or perfect for downsizing. 1700sf of total reno. 325sf finished basement. High ceilings. Ambience throughout. New floors, walls and railings. Contemporary design with lots of open living space. Quality renovation maintaining the Victorian feel.
- LOCATION:** Annex/U of T. Quaint urban location. Near Bloor Street, subway, restaurants and shops.
- SCHOOLS:** Royal St. George's, Institute For Child Study, Huron Street Public School, Palmerston (French Immersion), University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College. University of Toronto.
- PARKING:** 2 car parking via lane at rear.
- LOT SIZE:** 16.00 feet by 139.58 feet
- TAXES:** \$3,908.06 (2005)
- OFFERED AT:** **\$649,000.00**

MAIN FLOOR

Open concept living space, domed living room ceiling. Charming kitchen overlooking yard.

Living Room	5.49 x 4.65m	≈ Combined with Dining Room, hardwood floors, open tred stairway, dome ceiling.
Dining Room	5.49 x 2.74m	≈ Combined with Living Room, hardwood floors, 9' ceilings, stained glass arched window, wall sconces.
Kitchen	6.10 x 3.35m	≈ Eat-in with breakfast bar, lots of storage, pull-outs and pantry, pot lights, hardwood floors, double doors with walkout to deck and garden.
Appliances:		≈ 1 Fridge, 1 stove, stainless steel hood, built-in dishwasher.
Laundry		≈ Washer, dryer, shelves.

SECOND FLOOR

Large open space with sunken master bedroom . Lavish bath. Hardwood floors and railings.

Master Bedroom	4.01 x 3.35m	≈ Sunken, cathedral ceiling, broadloom, walk-in closet and dressing area.
Family Room/ Bedroom	6.73 x 4.65m	≈ Built-in window bench with storage, hardwood floors, 9' ceilings, arched stained glass window, open tred stairway and new railings, wall sconces.
Bathroom	1-4pc.	≈ Large, renovated with whirlpool tub, cork floors, linen closet.

THIRD FLOOR

Studio/office or bedroom.

Studio/ Bedroom 5.41 x 4.65m ✎ Dramatic, very tall cathedral ceiling, ceiling fan, track lights, skylight, built-in cabinets.

BASEMENT

High, finished living space with 3 piece bath.

Recreation Room/ Bedroom 4.75 x 3.89m ✎ Wall of closets, storage, pot lights, broadloom.

Bathroom 1-3pc. ✎ Cork floors, large wall mirror.

Utility Room ✎ Forced air gas furnace.

Inclusions: Electrical light fixtures, window coverings, 1 fridge, 1 stove, built-in dishwasher, 1 washer, 1 dryer, forced air gas furnace, central air conditioning, broadloom where laid.

Exclusions: Living Room ceiling light fixture, window covering in master bedroom.

Rental: Hot Water Tank.

Additional information as per Vendor:

- ✎ Roof re-done 2004.
- ✎ 100 amp electrical service.

For Further information, please contact

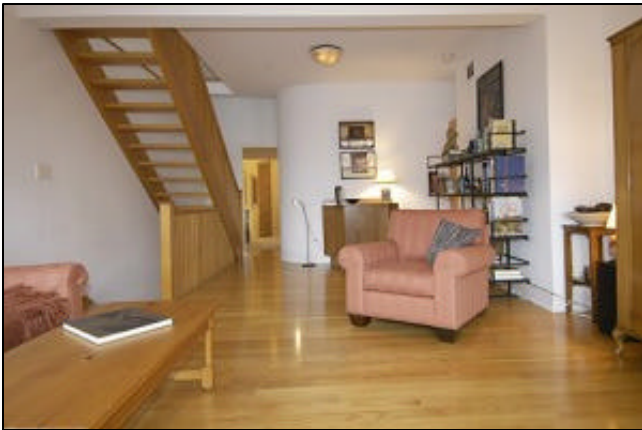
Ophira Sutton

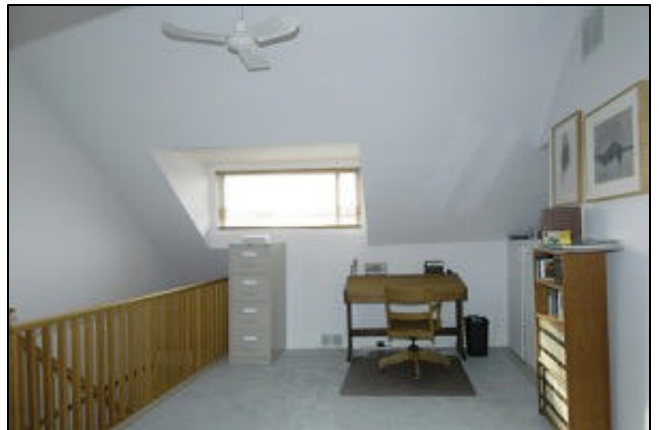
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290 BORDEN STREET

OPHIRA SUTTON

Sales Representative

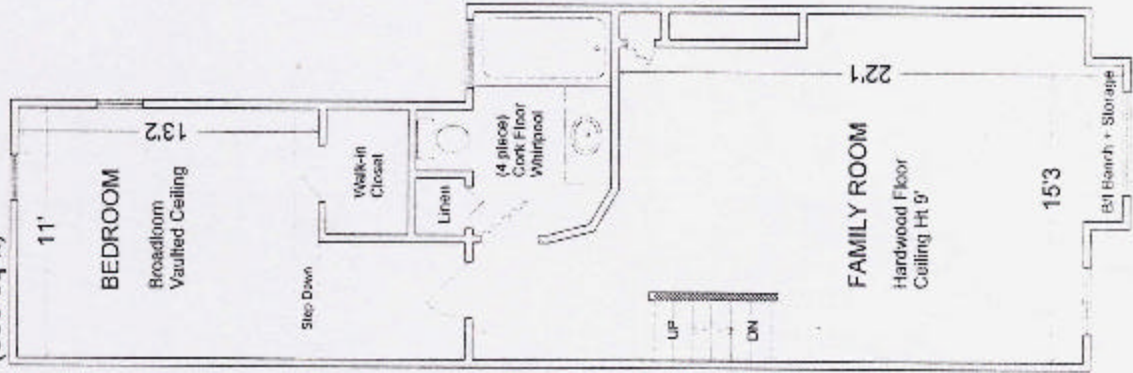
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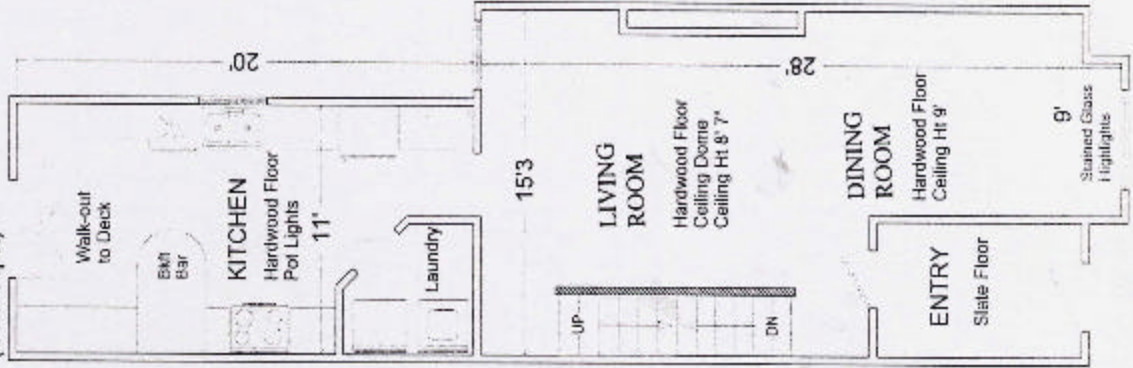
Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.

FloorPlans Unlimited (416) 769-7479

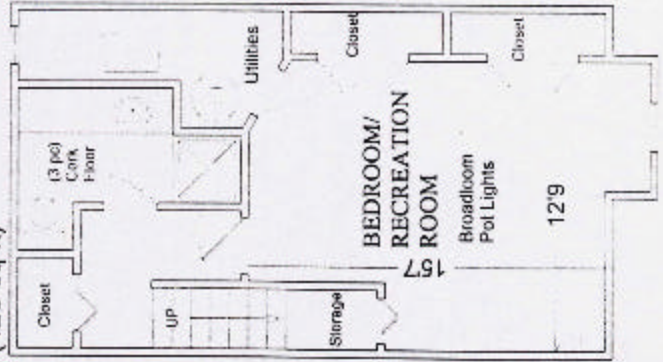
SECOND FLOOR
(680 sq ft)



MAIN FLOOR
(680 sq ft)



BASEMENT
(425 sq ft)



THIRD FLOOR
(325 sq ft)

