

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



33 Kendal Avenue

“Annex by the Park”

FEATURING: Spacious family home with an architecturally designed self-contained basement unit. 3 storey, 5 bedrooms, 4 baths. Main floor laundry & powder room. Family size kitchen opens to a spacious dining room. Walkout to a large deck & garden. Generous foyer. Formal living room. Bay windows. Charming trim and hardwood floors throughout. Large 2nd floor family room with a fireplace. Wide front porch. Landscaped front & back gardens.

LOCATION: Favourite neighbourly tree-lined street near Sibelius Park. Surrounded by family homes. Near 2 subway lines and Bloor Street..

SCHOOLS: Huron Street Jr, Jesse Ketchum Jr & Sr, Harbord CI, Taddle Creek Montessori, Royal St. George's, Institute For Child Study, University of Toronto School, Waldorf School, U of T and Colleges.

LOT SIZE: 24.92 feet X 128 feet

TAXES: \$5,159.63 (2006)

OFFERED AT: **\$759,000.00**

Main Floor

Foyer	4.29 x 3.66m	• Hardwood floors, cove ceiling, stained glass windows, etched glass doors.
Living Room	4.52 x 3.61m	• Bay window, hardwood floors, cove ceiling, gas fireplace, built-in bookcases, stained glass highlights.
Dining Room	4.57 x 3.40m	• Ceramic floor, cove ceiling, leaded windows, double French doors to deck and patio, opens to kitchen.
Kitchen	4.57 x 2.79m	• Spacious, lots of storage, ceramic floors, track lights. • Appliances: Fridge, stove, dishwasher.
Mudroom/ Laundry Room		• Ceramic floors, walkout to deck . • Washer/dryer.
Powder Room	1-2pc.	

Second Floor

Family Room/ Bedroom	6.30 x 3.30m	• Hardwood floors, crown moulding, brick fireplace, built-in bookcases, double closet, bay window.
Bedroom	3.84 x 3.10m	• Hardwood floors, closet with built-in cabinets and drawers.
Bedroom	3.84 x 3.10m	• Hardwood floors, closet, walkout to a large heated sun room/den.
Sun Room/ Den	3.50 x 3.35m	• Wood floors, surrounded by windows.
Bathroom	1-5pc.	• Large vanity with double sinks, wall mirror.

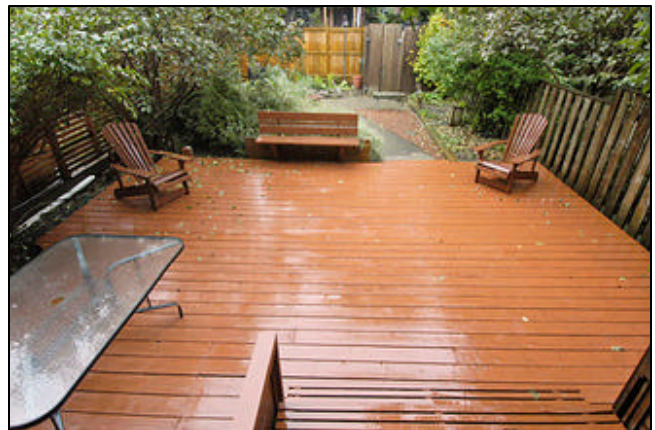
Third Floor

Master Bedroom	4.22 x 3.97m	☞ Hardwood floors, wet bar, wall of closets.
Bedroom	4.60 x 2.87m	☞ Hardwood floors, 2 closets.
Bathroom	1-4pc.	☞ Skylight, wall mirror.

Basement

Self-contained, architecturally designed 1 bedroom basement unit.
Floor heating (hooked up to furnace but with separate thermostat.)
Presently vacant. Approximate income in 2005 \$11,000.00

Living/Dining Room	6.73 x 5.47m	☞ Exposed stone walls, glass block clerestory window, walk-up to yard.
Kitchen	2.62 x 4.57m	☞ Breakfast bar. ☞ Appliances: Fridge, stove, double sink.
Bedroom	4.34 x 3.18m Irreg.	☞ Closet.
Washroom/ Laundry	1-4pc.	☞ Washer, dryer.
Utilities Room		☞ Built-in workbench.



Inclusions:

All electrical light fixtures, fireplace screen and tray, 2 fridges, 2 stoves, dishwasher, 2 washers, 2 dryers, microwave, book shelves in living room, book case in second floor den (not built-in).

Exclusions:

Light fixtures on front porch and in main hall, all built-in book shelves on second floor in bedrooms.

Additional information as per Seller:

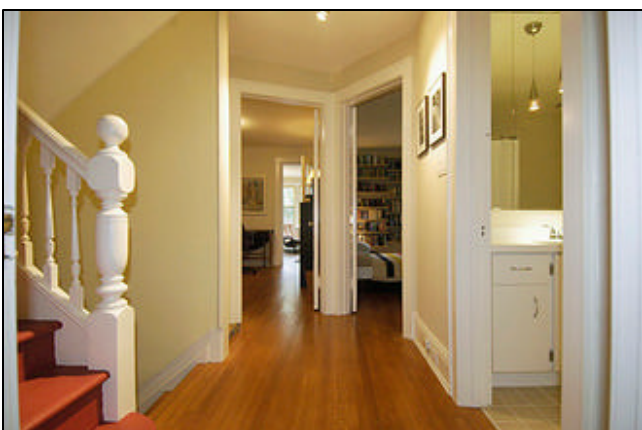
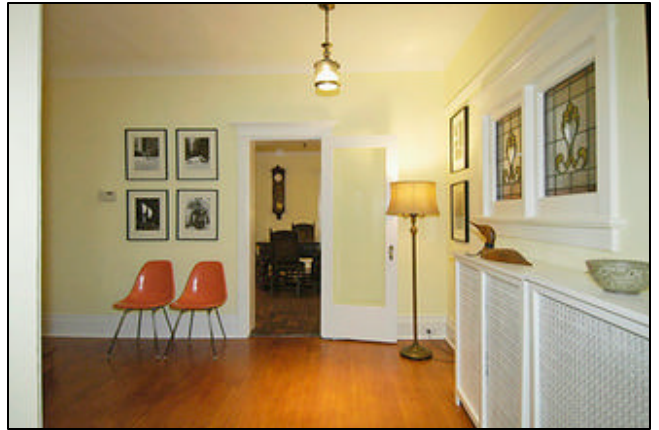
- ∞ 2005 utilities: water \$276.39; hydro: \$966.71; gas: \$2,302.56 (includes basement apartment)
- ∞ Furnace was installed October 1998
- ∞ Basement apartment with separate entry designed by architect in 1998
- ∞ Deck built 1998
- ∞ Front porch rebuilt in 2001
- ∞ Chimney lined in 2002
- ∞ Roof redone in November 2004
- ∞ Wiring 200 amp

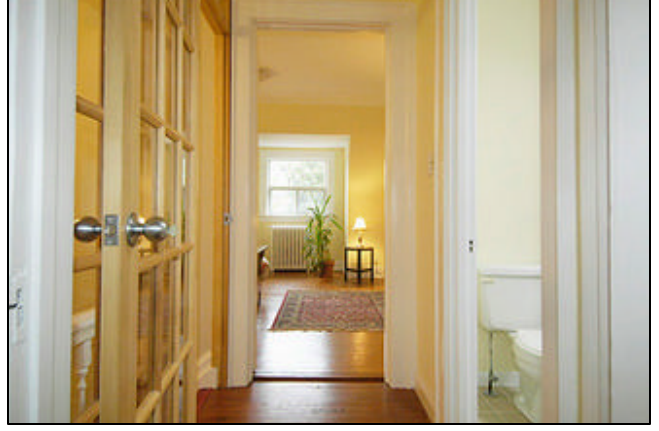
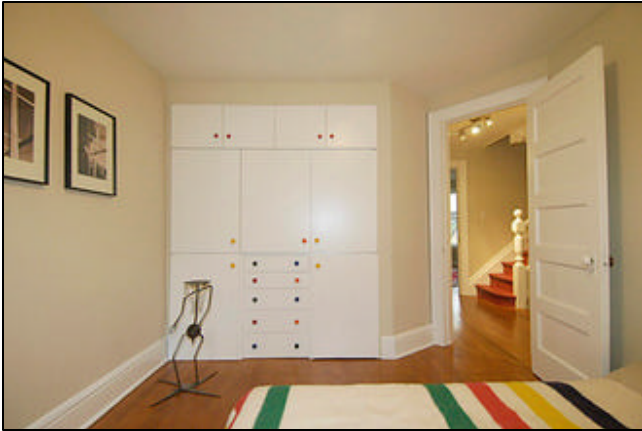
For Further information, please contact

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Sutton Group-Associates Realty Inc., Brokerage
416-966-0300

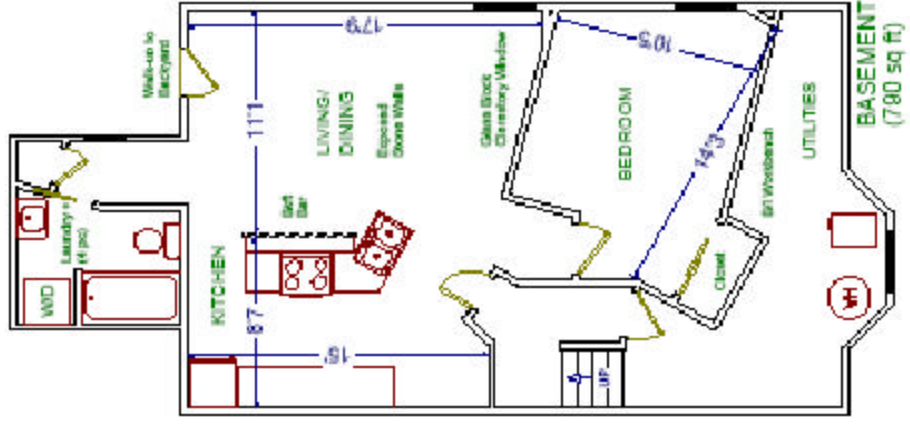
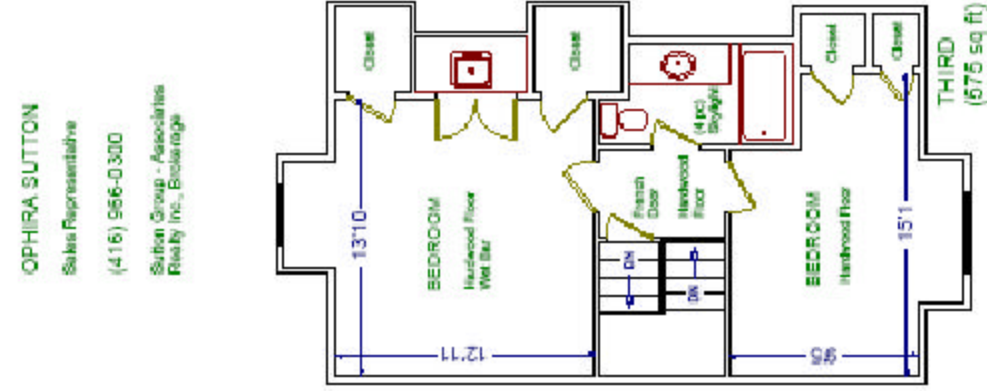
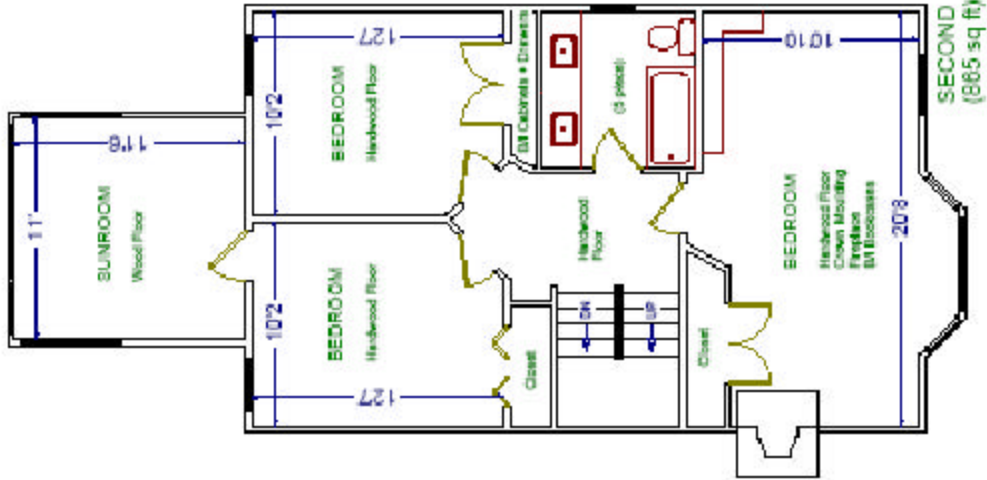
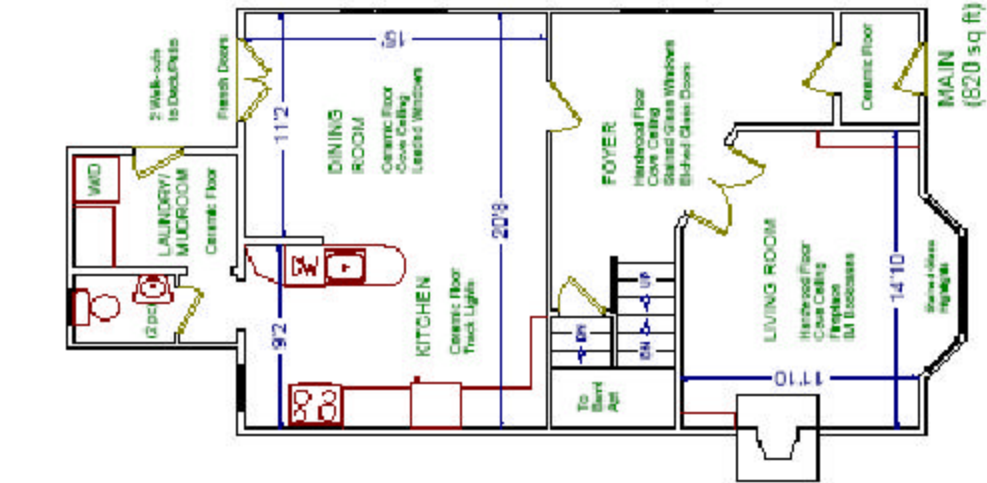
ophirasutton@rogers.com
www.ophirasutton.com





33 KENDAL AVENUE

OPHIRA SUTTON
Sales Representative
(416) 566-0300
Sutton Group - Associates
Realty Inc., Brokerage



Disclaimer: Measurements may not be 100% accurate. Floor plans are provided for information and should be used as a guide only.
Floorplan created 11/10/18 10:10:00