

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



359 Markham Street

Best stretch of Markham Street

- FEATURING:** Restored and updated turn of the century family home. Elegant high ceilings. Charming original trim & details. Very spacious 6 bedrooms. Large principal rooms. Multiple fireplaces with Victorian mantels, elegant foyer, pine and hardwood floors, large eat-in kitchen. Tall Victorian windows. Private back yard.
- LOCATION:** Located on a quiet one-way street in the heart of the city. Walk to lively College Street, restaurants, cafes, book stores and TTC.
- SCHOOLS:** King Edward Junior & Senior public school, Harbord Collegiate (High School), Hawthorne Alternative School, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College. University of Toronto.
- PARKING:** 2 car parking via lane.
- LOT SIZE:** 21.5 feet by 129 feet
- TAXES:** \$5,086.83 (2005)
- OFFERED AT:** **\$799,000**

MAIN FLOOR

Foyer		☞ Mosaic floor tiles, stained glass, tall doors with transom windows.
Living Room	3.94 x 5.08m	☞ Hardwood floors, cornice mouldings, fireplace, ornate Victorian mantel with bevelled glass, built-in shelves, French doors with bevelled glass (presently stored in the basement).
Dining Room	4.09 x 4.22m	☞ Hardwood floors, fireplace (not operating), ornate mantel with bevelled glass, cornice mouldings.
Bathroom	1.37 x 2.78m 1-3pc.	☞ Ceramic tiled floors, pedestal sink, oversized shower with glass blocks.
Kitchen	4.34 x 3.86m	☞ Eat-in, pine floors, pot lights, pine cabinets, ceramic tiled counters and backsplash, corner double sink.
Appliances		☞ Built-in gas cooktop (Thermador), built-in microwave oven (Panasonic), built-in oven (Frigidaire), built-in dishwasher (Asko), Broan fan, Fridge (Amana).
Utility Room	2.39 x 2.29m	☞ Ceramic tiled floors, walkout to deck and yard, large closet.

SECOND FLOOR

Master Bedroom	4.01 x 5.26m	☞ Hardwood floors, closet, coal burning fireplace, mantel with bevelled glass, tall windows.
Bedroom	4.19 x 3.91m	☞ Hardwood floors, closet, door with transom window.
Bathroom	2.02 x 2.68m 1-4pc.	☞ Ceramic tiled floors, large wall mirror, large vanity with 2 sinks.
Bedroom	3.71 x 3.43m	☞ Carpeted, wall of 2 double closets, ceiling fan.

THIRD FLOOR

Bedroom	5.28 x 4.14m	☞ Pine floors, wall of closets, skylight, built-in wood dresser.
Bedroom	2.85 x 5.28m	☞ Hardwood floors, closet.
Bedroom	5.00 x 3.48m	☞ Hardwood floors, ceiling fan.

BASEMENT

Laundry Room	4.27 x 5.18m	☞ Ceramic tiled floors, pot lights.
Appliances		☞ GE washer, Hotpoint dryer, freezer.
Cold Room	2.49 x 2.58m	☞ Painted concrete floors.
Storage/Furnace Room	11.63 x 5.31m	☞ Painted concrete floors, hot water gas furnace (owned).

Inclusions:

- ☞ Fridge, freezer, built-in microwave, built-in electric oven, gas stove, built-in Maytag dishwasher, washer, dryer, electrical light fixtures, window coverings, hot water gas furnace, wooden chest of drawers in 3rd floor bedroom, garden shed.

Additional information as per Vendor:

- ☞ New hot water gas furnace
- ☞ Roof re-done
- ☞ Light added in parking area

For Further information, please contact

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