

ANNEX WEST HOME FOR SALE

by

Ophira Sutton

Sales Representative



37 Olive Avenue

Priceless Seaton Village Location

Facing Vermont Park

FEATURING: Charming Victorian home, very tall ceilings, Victorian trim throughout. Bright south facing garden. Lane at rear. New roof, new hardwood floors, upgraded services. Family sized eat-in kitchen with walkout to deck. Unobstructed view of the park. High demand family neighbourhood, quality schools, parks, community centre library & skating arena. Short walk to Bloor Street shops, restaurants & subway

OFFERED AT: \$559,000

Main Floor

<i>Foyer</i>	2.69 x 1.50m	
<i>Living Room</i>	4.91 x 2.84	≈ Hardwood floor, 10'5" ceiling, stained glass, overlooking park.
<i>Dining Room</i>	4.16 x 2.84m	≈ Hardwood floor, 10'5" ceiling,
<i>Kitchen</i>	4.60 x 3.35m	≈ Family sized, eat-in, walk out to deck

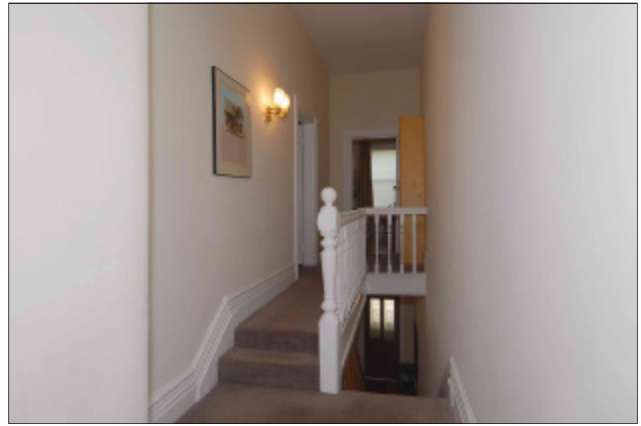
Second Floor

<i>Master Bedroom</i>	4.52 x 3.53m	≈ Overlooking park, hardwood floor, 10'5" ceiling, double closets
<i>Bedroom</i>	3.84 x 2.84m	≈ Hardwood floor, built-ins, 10'5" ceiling
<i>Bedroom</i>	3.38 x 2.64m	≈ Broadloom.
<i>Bathroom</i>	1-4pc	≈ Claw foot tub.

Basement

<i>Storage Room</i>	2.52 x 2.06m	
<i>Recreation Room</i>	5.28 x 4.11m	≈ Broadloom
<i>Laundry Room</i>	3.28 x 2.62m	
<i>Bathroom</i>	1-4pc	



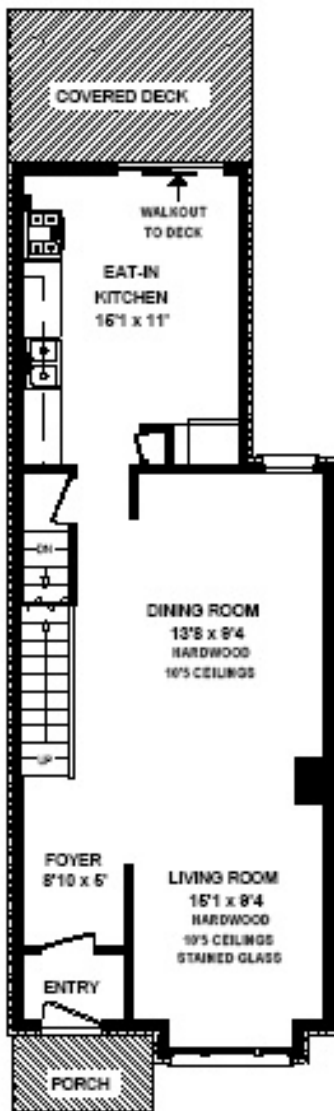


37 OLIVE AVENUE

Please Note: Measurements may not be 100% accurate. Floor Plans are provided for convenience and are to be used as a guideline only.
FLOORPLAN PLUS 905-471-6028



LOWER LEVEL
658 SQ FT



MAIN FLOOR
672 SQ FT



SECOND FLOOR
658 SQ FT

Inclusions:

All existing light fixtures, fridge, stove, washer, dryer, existing window coverings.

Exclude:

Chandelier in Dining room.

General knowledge as per Seller (to be verified by Buyer):

- ↻ New roof (2008)
- ↻ New front deck (2007)
- ↻ New Vinyl siding (2008)
- ↻ New hardwood floors in dining & living room, master bedroom & 2nd bedroom (2008)
- ↻ New ceilings in dining & living room, master bedroom & 2nd bedroom (2008)
- ↻ Interior painting of whole house (2008), Exterior painting (2008)
- ↻ New Brick Work –front and side of house (2008)
- ↻ New insulation in the attic/second floor (2008)

2007 Expenses:

- ↻ Gas: \$1501.14, Hydro: \$932.72, Water \$592.12.



LOCATION: Seaton Village. Short walk to upscale Bloor street, Yorkville and subway. Quiet one-way street.

SCHOOLS: Palmerston Jr. P.S., Essex Jr. & Sr. P.S., Harbord CI, 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.

LOT SIZE: 17 feet x 98 feet

TAXES: \$4,332.44 (2007)

For Further information, please contact

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