

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



398 Delaware Avenue

Chic, up-to-date renovation.

- FEATURING:** Fabulous 3 storey family home, renovated throughout. Self-contained 1 bedroom basement unit. Open concept living-dining room. High ceilings, new hardwood floors. Stylish eat-in kitchen. Oversized, luxurious bathroom. Bright 3rd floor loft. Walkout to roof deck with unobstructed views.
- LOCATION:** One-way street. Walk to Bloor subway and shops.
- SCHOOLS:** Dovercourt Jr, Kent Sr, Bloor CI, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College, U of T.
- PARKING:** Public Lane
- LOT SIZE:** 15.83 feet x 80 feet
- TAXES:** \$2,257.79 (2005)
- OFFERED AT:** **\$399,000**

MAIN FLOOR

Enclosed Front Porch	4.01 x 1.93m	☞ Marmoleum floors, large windows, wood siding.
Living Room	3.71 x 2.74m	☞ New hardwood floors, high base-board.
Dining Room	4.27 x 3.12m	☞ New hardwood floors. Open to stair-way.
Kitchen	4.32 x 3.18m	☞ Renovated eat-in, maple cabinets, hardwood floors, designer's stainless steel modern hood, French doors.
Appliances		☞ Stainless steel fridge, gas stainless steel stove, built-in dishwasher, stainless steel hood.
Laundry Room		☞ Walkout to deck.

SECOND FLOOR

Master Bedroom	4.06 x 3.30m	☞ Hardwood floors, bay window, high baseboard, closet with sliding doors.
Den/Bedroom	3.89 x 2.39m	☞ Hardwood floors, halogen lights, built-in bookcases.
Office/Bedroom	3.22 x 2.16m Irreg.	☞ Hardwood floors.
Bathroom	1-4pc.	☞ Deep soaker tub, separate shower, cork floors.

THIRD FLOOR

Loft	6.17 x 4.06m	☞ All renovated bamboo floors, vaulted ceilings, skylight, ceiling fan, gas fireplace, walkout to roof deck.
Deck		☞ Unobstructed views, metal railings.

BASEMENT

Living Room/ Dining Room	3.89 x 3.07m	≈ Broadloom.
Kitchen	3.00 x 2.36m	≈ Ceramic floors.
Bedroom	3.89 x 2.36m	≈ Broadloom, closet.
Bathroom	1-4pc.	
Laundry		

Inclusions:

- ≈ Electrical light fixtures, broadloom where laid, 2 fridges, 2 stoves, 1 dishwasher, 2 washers, 2 dryers, central air conditioning. (Excludes light fixtures in Main floor dining room and window coverings in Master Bedroom).

Information as per Seller:

- ≈ Drain replacement: all PVC
- ≈ Water main is upgraded
- ≈ Electrical: all rewired. New circuit breaker, no knob & tube wiring
- ≈ Roof: new as of 2003
- ≈ Eavetroughs: repaired and no-leaf inserts
- ≈ Gasline: extended to back for BBQ
- ≈ All subfloors: have been screwed down so squeaking is minimized
- ≈ Basement: floor hypoallergenic underlay beneath new 2001 carpet
- ≈ Main floor: 3/4 inch hardwood (maple rosewood)

For Further information, please contact

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