

# Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



## 403 Brunswick Ave #6.

"Prime Annex Condo"

- FEATURING:** Exclusive 6 unit, well managed condo building with low maintenance fees on an Annex side street. Approximately 1250 square feet multi level 2 bedrooms, 2 bathrooms and powder room. Spacious, open concept, bright living-dining rooms. Walkout to charming deck overlooking garden. Hardwood floors, crown mouldings.
- LOCATION:** Short walk to Bloor street, 2 subway lines, restaurants and shops.
- SCHOOLS:** Quality private & public schools, Huron Street Jr PS, Jesse Ketchum Jr & Sr PS, Harbord CI, Hawthorne Alternative School, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessory, Waldorf School, George Brown College. University of Toronto.
- PARKING:** 1 car parking spot
- MAINTENANCE:** \$314.44/month
- TAXES:** \$3,173.88
- OFFERED AT:** **\$449,000.00**





### **Inclusions:**

All existing light fixtures, stainless steel fridge, stainless steel stove, washer, dryer, dishwasher, stainless steel microwave, window coverings, central air conditioner. (Exclude Dining room light fixture)

### **Additional information as per Seller:**

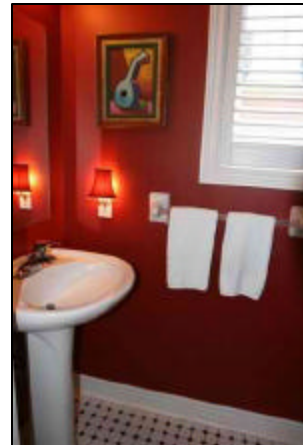
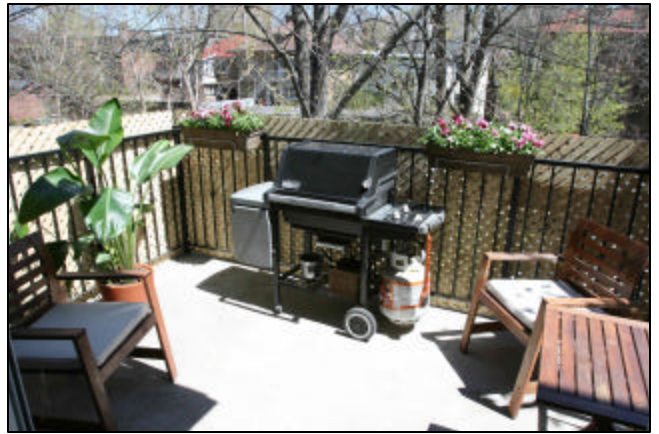
- ☞ Maintenance fees includes: Municipal water, snow removal, garbage removal, window cleaning, building insurance, sprinkler system, landscaping, property management, parking, common elements.

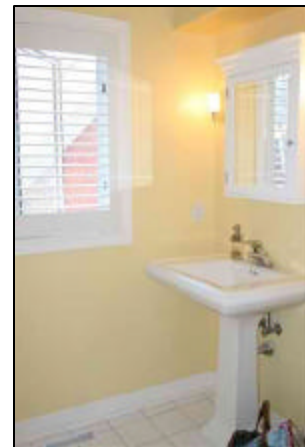
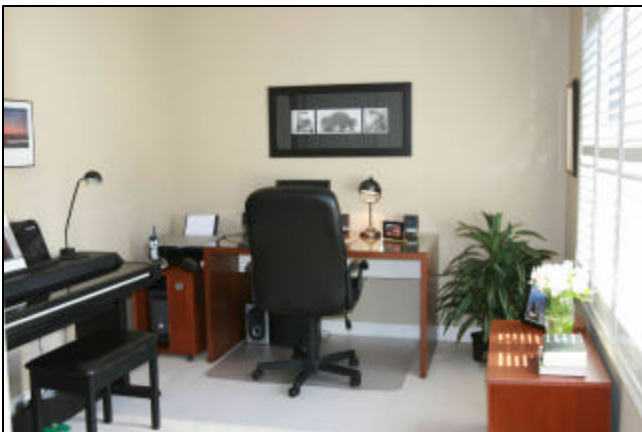
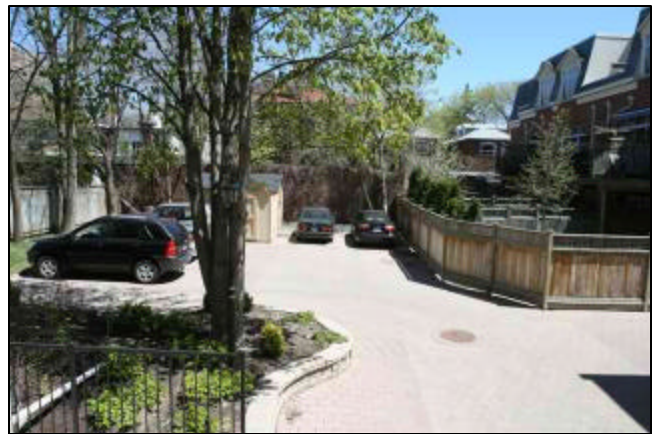
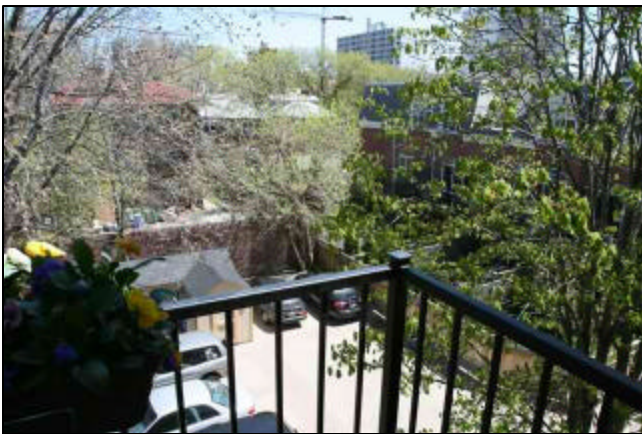
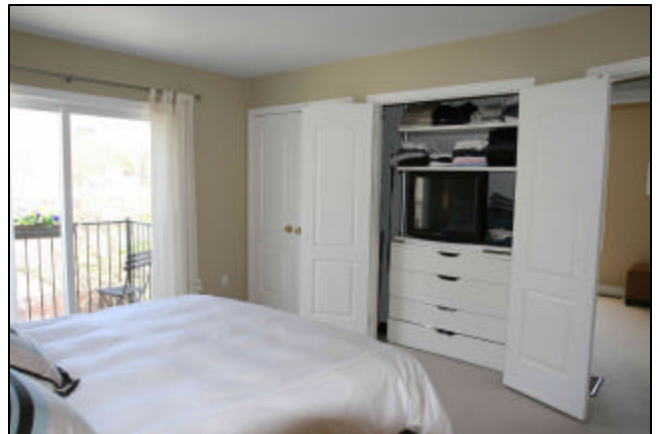
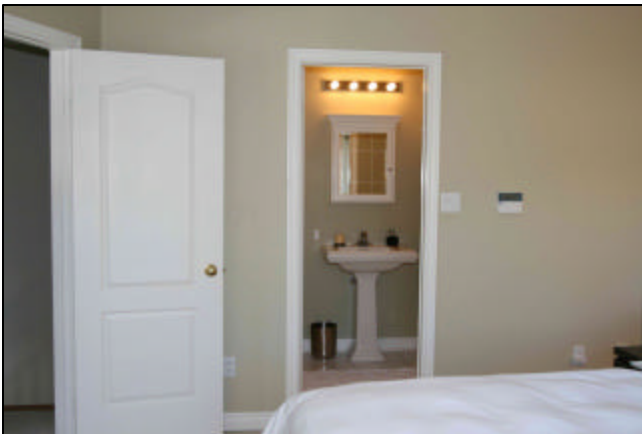
For Further information, please contact

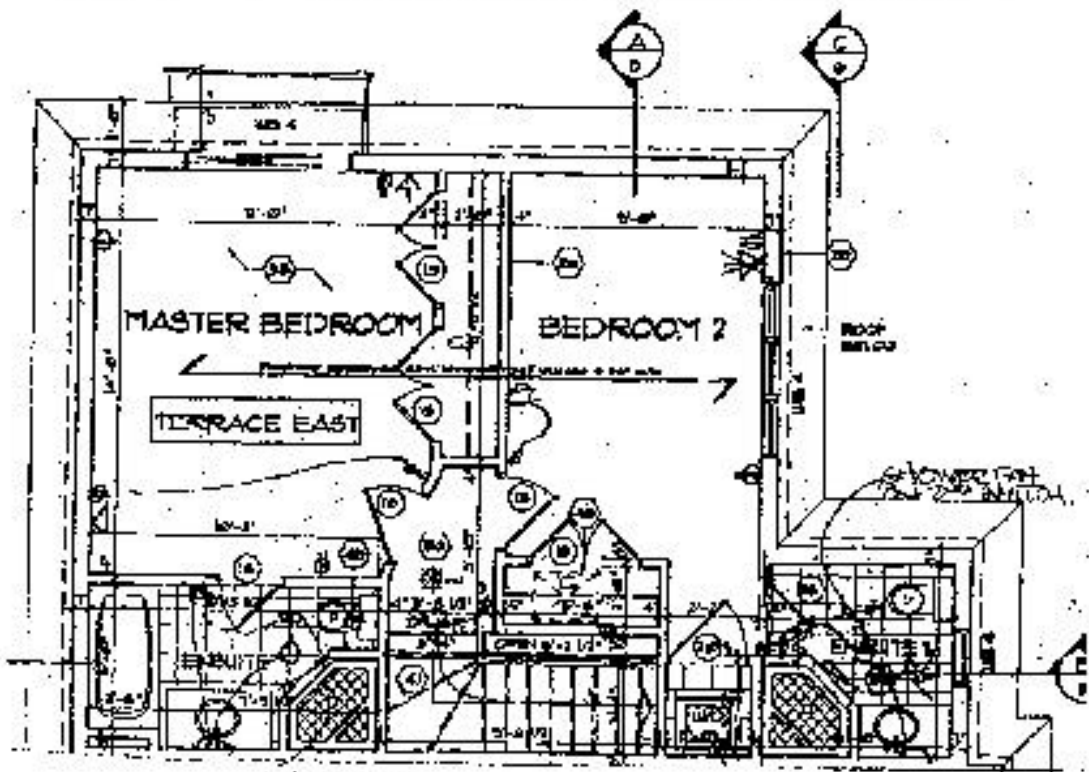
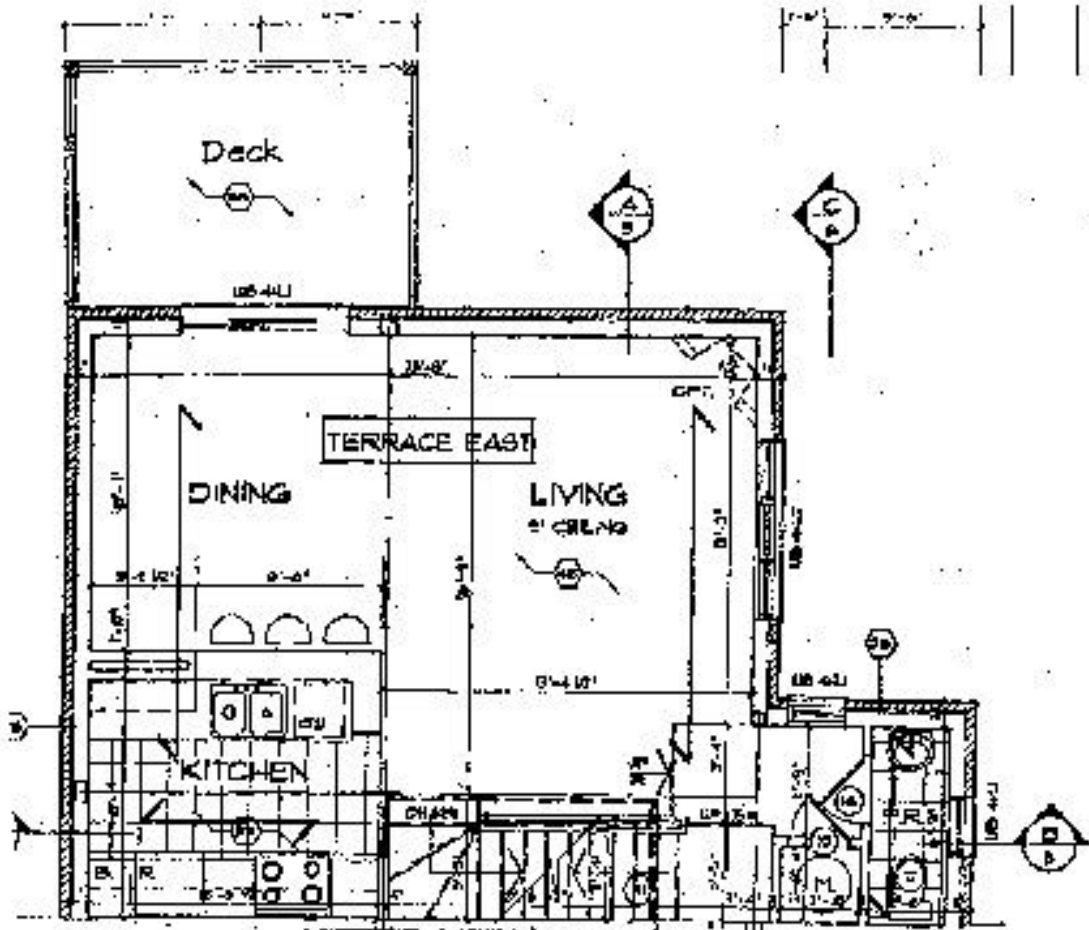
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SLIDING GLASS  
DOOR 2'x6'  
SWITCH