

*425 Brunswick Ave  
\$949,000*





## Main Floor

### Foyer

- Walk-in closet, stained glass window, grand stairway, original wood trim and panelling, hardwood floors.

### Living Room

6.25 x 3.56m

- Bay window, crown moulding, fireplace, pocket doors, wood trim, hardwood floors.

### Dining Room

5.61 x 3.48m

- Crown moulding, wood trim, pocket doors, hardwood floors.

### Kitchen

3.18 x 3.05m

- Eat-in, ceramic floors, walk-out to backyard.

### Appliances

- Fridge, stove.

### Bathroom

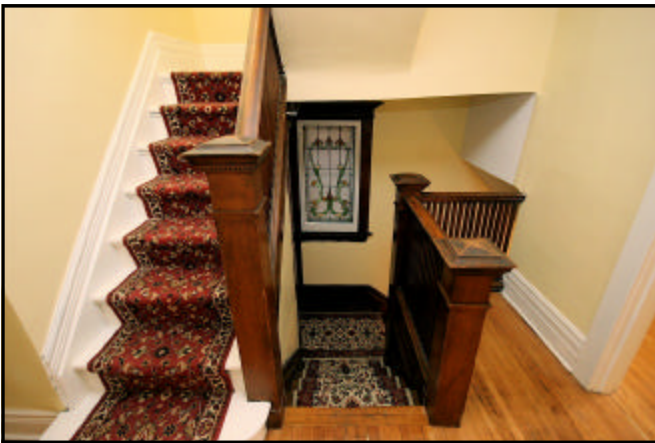
1-4pc

- Ceramic floors.



## Second Floor

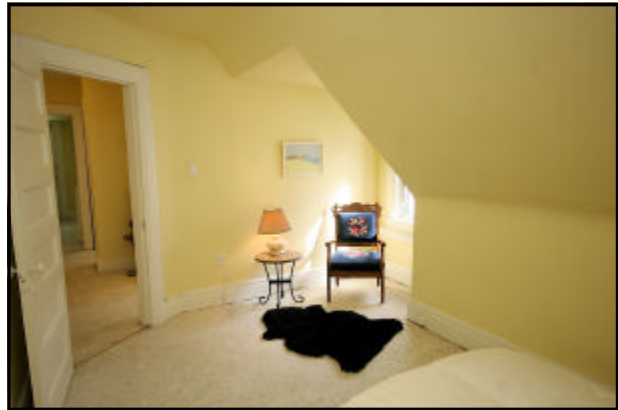
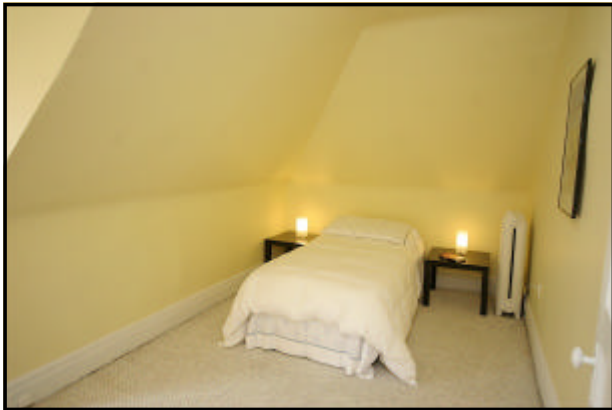
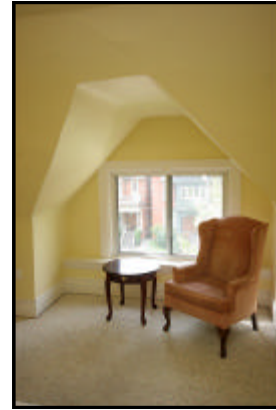
<i>Family Room</i>	5.36 x 3.43m	≈ Fireplace, hardwood floors, closet.
<i>Master Bedroom</i>	5.05 x 3.35m	≈ Closet, hardwood floors, walk-out to balcony.
<i>Den/Office</i>	3.00 x 2.26m	≈ Bay window, overlooks balcony.
<i>Bathroom</i>	1-4pc	≈ Vintage subway tiles, antique marble vanity, claw foot tub.
<i>Bedroom</i>	4.27 x 2.92m	≈ Bay window, closet, hardwood floors.





### Third Floor

<i>Bedroom</i>	6.65 x 4.37m	≈ Dormer with a window, closet, broadloom.
<i>Bedroom</i>	4.78 x 3.40m	≈ Dormer with a window, broadloom.
<i>Exercise Room</i>	5.08 x 4.78m	≈ Ceramic tiles, closet, walk-out to Sun-deck.
<i>Bathroom</i>	1-4pc	≈ Claw foot tub, ceramic floors.



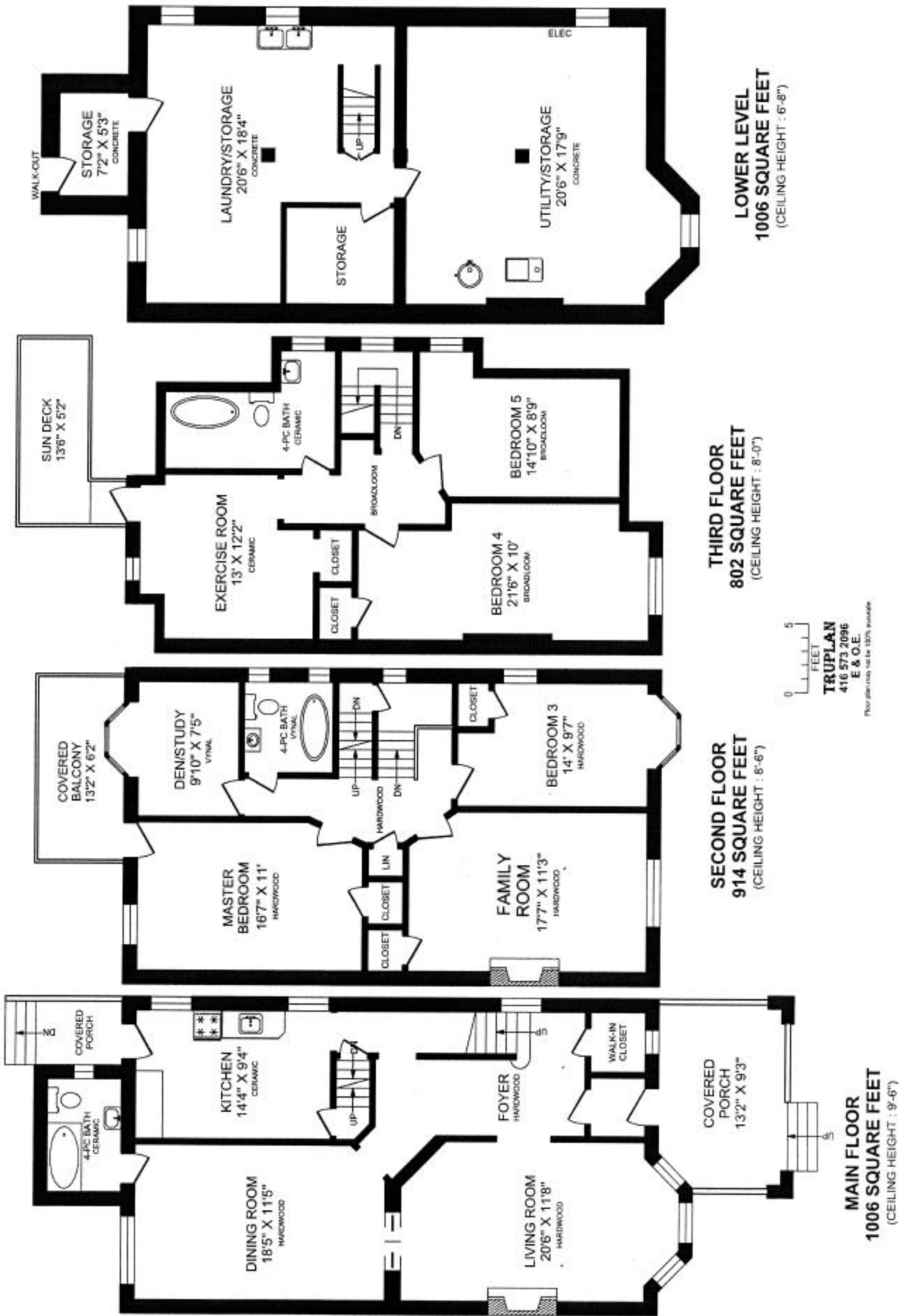
## Lower Level

*Utility/Storage* 6.25 x 5.41m

*Laundry/Storage* 6.25 x 5.59m

*Storage* 2.18 x 1.60m ≈ Walk-out.

425 BRUNSWICK AVENUE



**TRUPLAN**  
416 573 2096  
E & O.E.

Floor plan may not be 100% accurate.

**INCLUSIONS:** Electrical light fixtures, window coverings.

**EXCLUSIONS:** Fridge, stove, dining room chandelier, 3 Rose of Sharon trees.

**FEATURING:** Prime Annex. 3 Storey vintage Edwardian architecture. Spacious family home. Large principal rooms. Tall ceilings. Impressive foyer. Charming natural woodwork & trim. Bay window, fireplace, hardwood floors, pocket doors and large porch. 4 bedrooms, 3 bathrooms, exercise room. Second floor family room, den and a balcony overlooking backyard. Private, fenced garden.

**LOCATION:** Prime Annex family street steps to Sibelious Park and a short walk to subway, restaurants and

**SCHOOLS:** Huron Street Junior PS, Jesse Ketchum Junior & Senior PS, Harbord CI, Royal St. George's, Institute For Child Study, Taddle Creek Montessory, University of Toronto School, Waldorf School, George Brown College, University of Toronto,

**PARKING:** 2 car (tandem) parking off lane.

**LOT SIZE:** 25.50 feet x 105.00 feet

**TAXES:** \$5,660.34 (2009)

For Further information, please contact

**Ophira Sutton**

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