

# Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



## 430 Markham Street "Massive Vintage Victorian"

**FEATURING:** Best stretch of prestigious Markham Street. Surrounded by architectural beauty. Quiet tree lined one way street. Convert to a family home or can be used as four legal units. Soaring ceilings. Period details throughout. Mouldings. Bevelled and leaded glass, parlour doors and tall windows. Landscaped back deck.

**SCHOOLS:** Quality private & public schools. Clinton Street Jr PS, King Edward Jr & Sr PS, Hardbord CI, Hawthorne Alternative School, University of Toronto School, George Brown College. University of Toronto.

**PARKING:** Multiple parking spots via lane.

**LOT SIZE:** 25.5 feet by 125 feet

**TAXES:** \$8,016.73 (2007)

**OFFERED AT: \$899,000**

## Main Floor

Magnificent, very spacious one bedroom unit. (1,297 square feet)

Foyer	3.28 x 1.30m	✎ Cornice mouldings, hardwood floors, coat closet.
Living Room/ Dining Room	6.86 x 4.04m	✎ Hardwood floors, stained glass, 10'7" high ceilings, crown moulding, fire-place (presently not operating) with glazed heritage tiles, gorgeous mantel, arched windows with bevelled and leaded glass cornice mouldings, plaster ceiling medallion, 2 tall parlour doors with etched glass.
Kitchen	4.65 x 3.00m	✎ Eat-in, maple floors, walkout to deck, high ceilings. ✎ Appliances: 1 fridge, 1 gas stove.
Bedroom	4.50 x 4.50m	✎ Hardwood floors, crown moulding, French doors, 10'7 high ceilings, closet, Cornice mouldings, vintage tiled fireplace and mantel, closet, tall windows, 2 parlour doors with etched glass.
Bathroom	1-4pc.	✎ Tiled floors, pedestal sink, tall ceilings.
Mud Room	2.77 x 2.31m	✎ Walkout to fabulous multi-level deck and parking.



For Further information, please contact

**Ophira Sutton**

Sales Representative

Sutton Group-Associates Realty  
Inc., Brokerage

**416-966-0300**

[ophirasutton@rogers.com](mailto:ophirasutton@rogers.com)

[www.ophirasutton.com](http://www.ophirasutton.com)

## Upper Front Unit (2nd and 3rd floors)

Bi-level 2 bedroom unit with a fabulous roof deck.

### Second Floor

Living Room/ Dining Room	5.56 x 4.52m	☞ Fireplace (not operating), with painted tiles, hallway coat closet, cornice mouldings, hardwood floors, alcove with trim, pocket doors, ceiling fan.
Kitchen	3.68 x 3.07m	☞ Eat-in, maple floors, low voltage track lights, closet/pantry. ☞ Appliances: 1 fridge, gas stove, built-in dishwasher.

### Third Floor

Bedroom (front)	5.44 x 3.25m	☞ Hardwood floors, closet, ensuite bath.
Bath	1-4pc.	☞ Large mirror, linen closet.
Bedroom (rear)	3.66 x 3.56m	☞ Walk-in closet, hardwood floors, ensuite bathroom.
Roof Deck	8.38 x 5.36m	☞ Glorious large and private with a Pergola, planters and lights.

## Rear Second Floor Unit

Charming, bright unit. 1 bedroom + Solarium.

Currently rents for \$1,100.00/month vacating mid December 2007

Living Room	4.88 x 3.05m	☞ Newer oak floors, tall south and west facing windows.
Kitchen	3.81 x 2.49m	☞ Hardwood floors, white cabinets. ☞ Appliances: 1 fridge, 1 gas stove.
Solarium	3.56 x 2.90m	☞ Carpeted, surrounded by windows, track lights.
Bedroom	4.50 x 2.87m	☞ Hardwood floors, walk-in closet.
Ensuite Bath	1-4pc.	☞ Recently renovated.

## Basement

### 1 Bedroom Apartment

Trendy renovated 1 bedroom unit.  
Currently rents for \$750.00 per month

Living Room/ Dining Room/ Kitchen	5.61 x 4.14m	↻ Opens to new kitchen, pot lights, Sisal carpet, closet. ↻ Kitchen renovated, tiled floors. ↻ Appliances: 1 fridge, 1 gas stove.
Bedroom	3.33 x 2.57m	↻ Large double closet, Sisal carpet.
Bathroom	1-3pc.	↻ Tiled floors, pot lights, pedestal sink.

### Basement General Area

Upgraded electrical panel  
Hot water gas

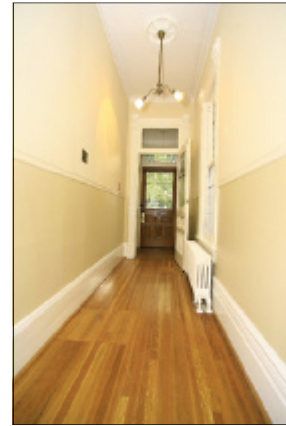
Laundry	5.51 x 5.41m	↻ Washer and Dryer
Storage	5.41 x 3.58m	

### Inclusions:

Main floor fridge, stove, second floor 2 fridges, 2 stoves, dishwasher, basement fridge, stove, washer, dryer, electrical light fixtures, window coverings, broadloom where laid.

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

- ↻ All rents include heat and hydro. Does not include cable, internet or parking
- ↻ Property is retrofitted as per letter from the fire department
- ↻ Termite inspection done June 29, 2007 "no activity observed"
- ↻ Income for 2006: \$56,700.00
- ↻ Expenses (2006): \$15,330.88 [Gas: \$3,880.91, Hydro: \$1,313.23, Water: \$1,010.95, Insurance: \$1,941.84, Taxes (2006): \$7,183.95]



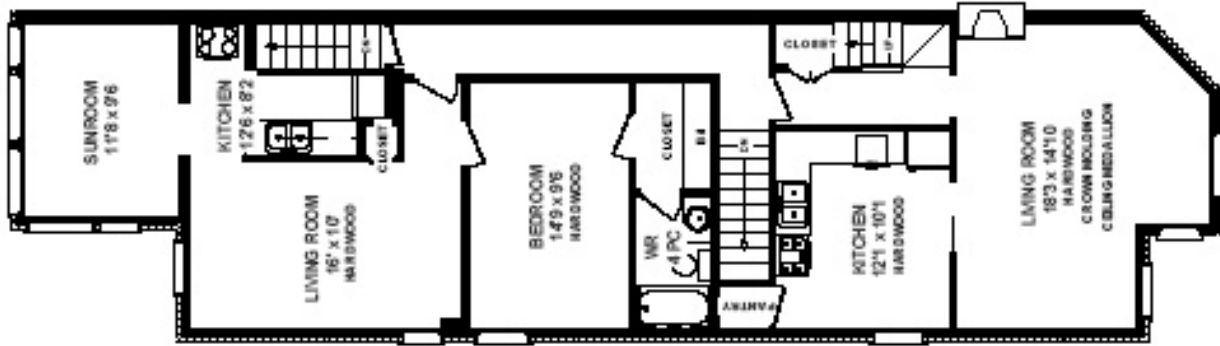


430 MARKHAM STREET

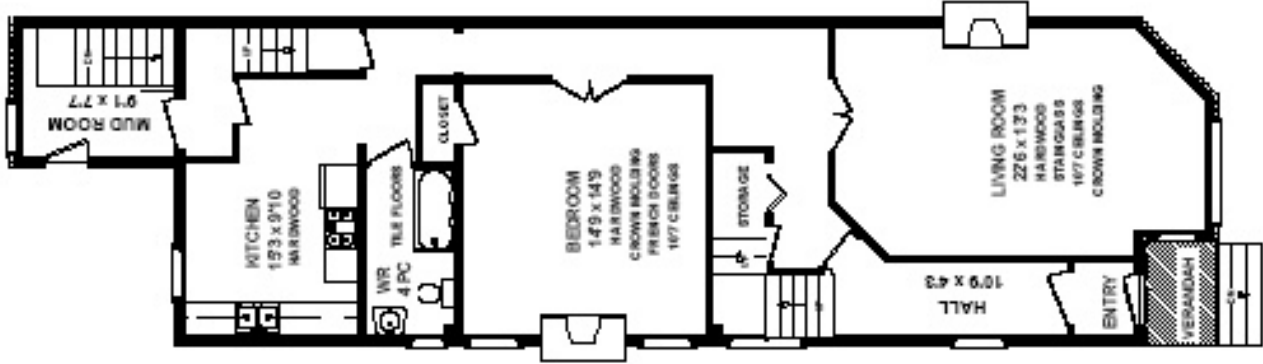
Please Note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.  
FLOORPLAN PLUS 905-471-1038



THIRD FLOOR  
551 SQ FT



SECOND FLOOR  
1331 SQ FT



MAIN FLOOR  
1297 SQ FT



LOWER LEVEL  
1283 SQ FT