

494 Brunswick Ave.
\$999,000



Main Floor 9'4" high ceilings

Foyer	4'10" x 6'6"	☞ Hardwood floors, French doors, stained glass.
Living Room	15' x 12'7"	☞ Hardwood floors, electric fireplace, Bay window, French doors.
Dining Room	10'10" x 18'6"	☞ Hardwood floors, west facing windows, high baseboards.
Eat-In Kitchen	9'5" x 14'5"	☞ Window overlooking garden.
	Appliances	☞ Fridge, stove, dishwasher.
Breakfast Area	11'1" x 8'	☞ Opens to Kitchen, breakfast bar.
Family Room	11' x 9'6"	☞ Bright, sliding doors walkout to deck and beautiful garden.

Second Floor 9' high ceilings

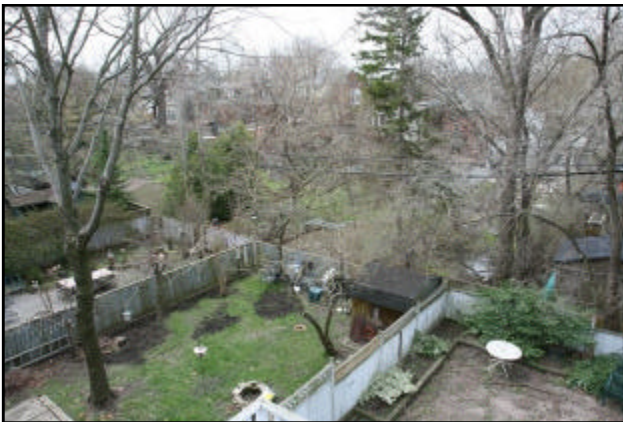
Bedroom	10'1" x 14'5"	☞ Tandem, Bay window, fireplace, ductless air conditioning, walk-in closet.
Bedroom	10'4" x 18'9"	☞ Walkout to 13' x 12' deck with a beautiful view.
Bedroom	9'8" x 10'3"	☞ Window overlooking garden.
Bathroom	6'7" x 9'7" 1-4pc.	☞ Large vanity.

Third Floor Master Bedroom Suite

Bedroom	15'2" x 45'	☞ Lots of natural light, Juliet balcony, cathedral ceilings with wood sidings, 2 skylights.
Office		☞ Wood burning stove.
Bathroom	1-3pc.	

Lower Level

Kitchen/Laundry	11'7" x 9'	☞ Fridge, stove. ☞ Washer.
Bedroom	8'4" x 10'	
Bedroom	7'1" x 17'9"	☞ Window, closet, carpeted, pot lights.
Bathroom	1-3pc.	☞ Large standing shower stall.



FEATURING: Diamond in the rough. Detached with a Main Floor Family Room, 3rd floor Master retreat with ensuite bath and office. Fabulous yard. Family sized Kitchen and large Eat-In area. Oversized principal rooms.

LOCATION: Located on a family block. Demand Annex Street steps to popular Sibelius park.

SCHOOLS: Huron Street Jr PS, Jesse Ketchum Jr & Sr PS, Harbord CI, Royal St. George's, Institute For Child Study, Taddle Creek Montessori, University of Toronto School, Waldorf School, George Brown College, University of Toronto, Ryerson University.

LOT SIZE: 27.75 feet x 121 feet

TAXES: \$7,371.31 (2010)

Inclusions:

Existing light fixtures, 2 fridges, 2 stoves, 1 dishwasher, 1 washer, ductless air conditioner.

For Further information, please contact

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