

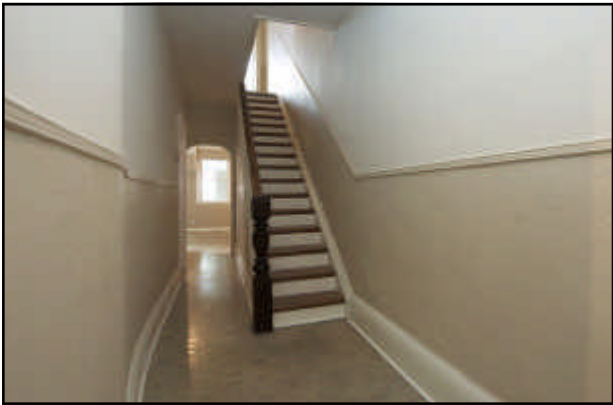
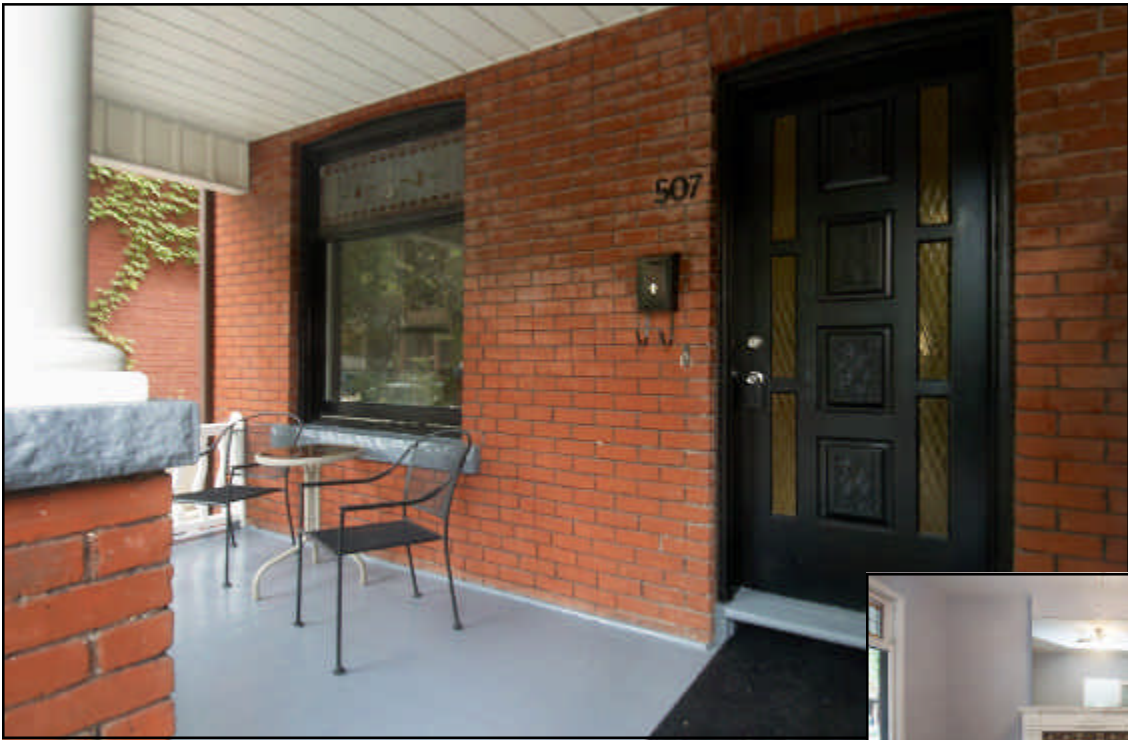
507 Euclid Ave..
\$849,000



Main Floor
9'3" high ceilings

Foyer		↻ Hardwood floors.
Living Room	13'6" x 11'	↻ Hardwood floors, ceiling fan, fireplace, stained glass window overlooking front yard.
Dining Room	14'4" x 10'8"	↻ Hardwood floors.
Eat-in Kitchen	14'3" x 13'9"	↻ Track lights, walkout to den.
Den/Sitting Room	9'6" x 12'3"	↻ Double closets, walkout to back-yard.

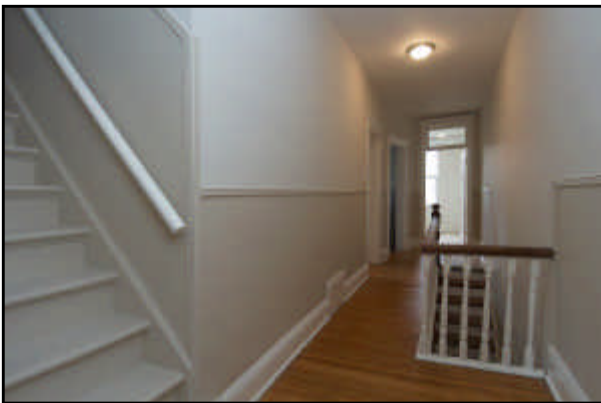


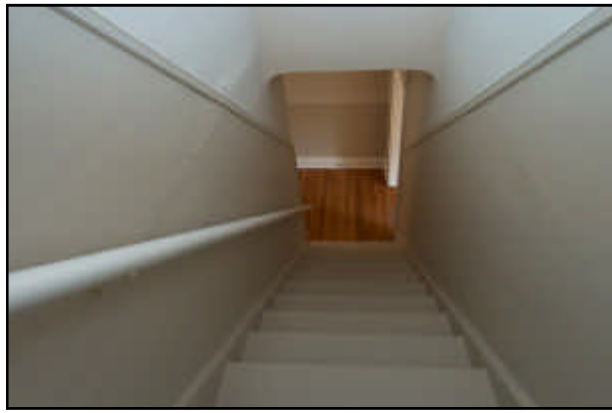


Second Floor

9' high ceilings

Master Bedroom	16'3" x 10'8"	☞ Hardwood floors, bay window overlooking front yard, closet.
Bedroom	14'3" x 10'6"	☞ Hardwood floors, closet.
Kitchen	8'9" x 13'9"	☞ Vinyl floors, double sinks.
Bathroom	1-4pc.	☞ Large vanity mirror.





Third Floor
8' high ceilings

Bedroom 16'3" x 7'5" ☞ Overlooks front yard, closet.

Bedroom 16'3" x 10'2" ☞ Overlooks backyard, closet.



Lower Level
7'2" high ceilings

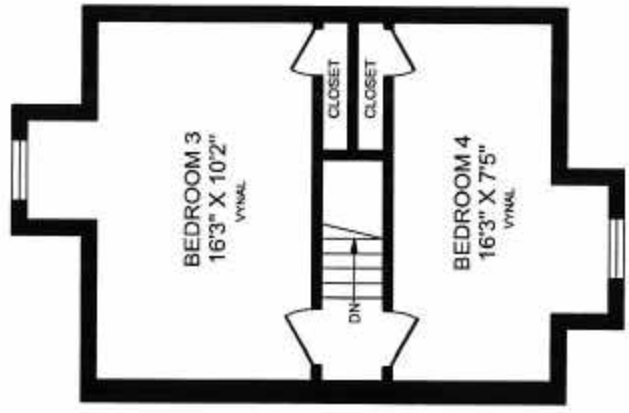
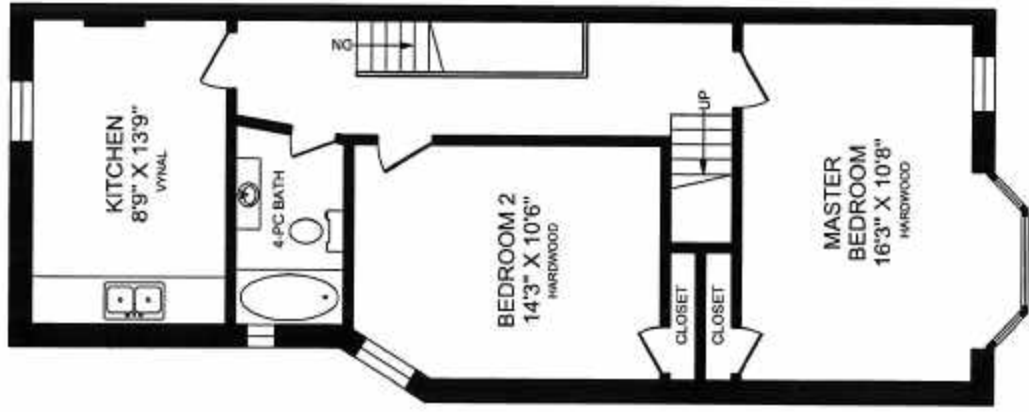
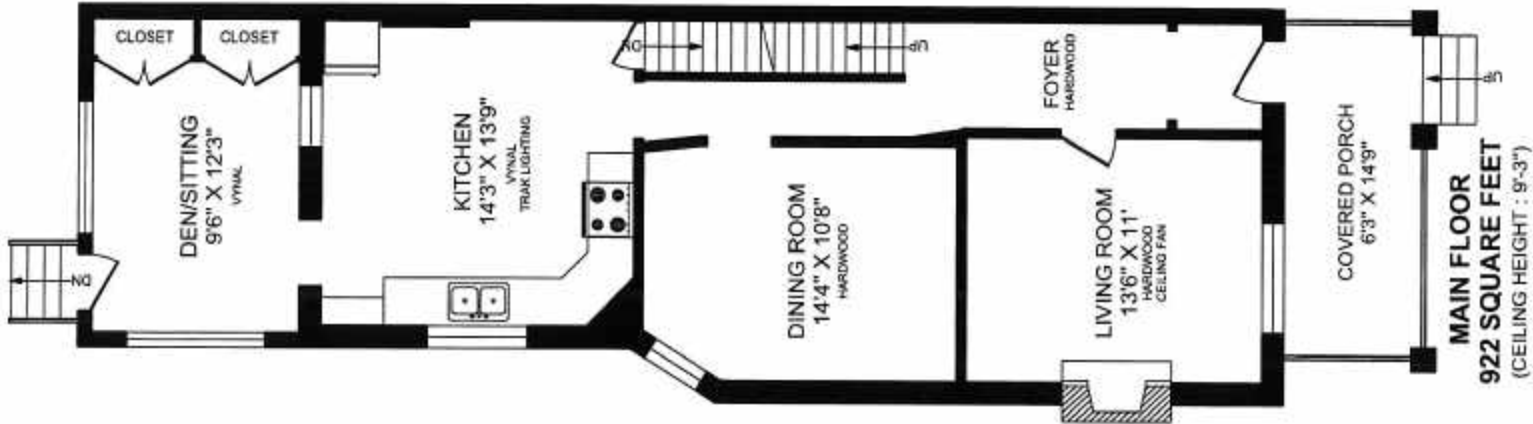
Recreation Room 30'8" x 15'3" ☞ Walkout to backyard.

Bathroom 1-4pc.



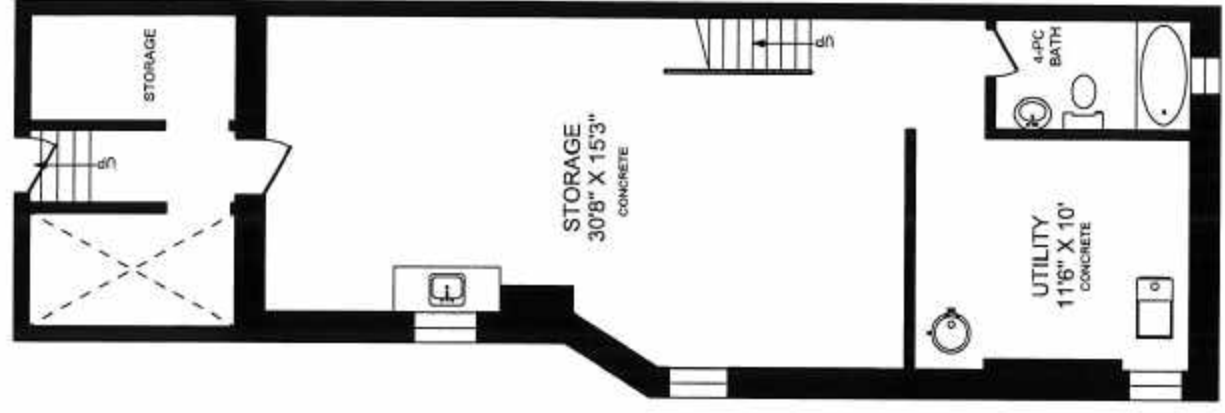


507 EUCLID AVENUE



0 5 FEET

TRUPLAN
416 573 2096
E & O.E.
Floor plan may not be 100% accurate



FEATURING: Unlimited potential. Affordable century home in “AAA” location. Surrounded by upscale renovated homes. Very spacious 3 storey, 5 bedrooms. High ceilings. Owned and loved by the same family for 47 years. Charming architectural details: tall doors with transom windows, Victorian railings, stained glass, hardwood floors, bay windows, original baseboards and wood trim. Private back yard.

LOCATION: Best block of Euclid. Walk to trendy College street.

SCHOOLS: Clinton Street Jr PS, King Edward Jr & Sr PS, Harbord CI, University of Toronto School, Waldorf School, George Brown College, University of Toronto.

PARKING: Double car garage accessed via lane.

LOT SIZE: 19.58 feet x 127 feet irregular.

TAXES: \$4,950.20 (2010)

INCLUSIONS: Existing light fixtures.

For Further information, please contact

Ophira Sutton

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