

Prepared by MEILING YEUNG, Administrator
SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE
 358 Davenport Road, Toronto C02, ON M5R1K6
 416-966-0300
 9/27/2011 11:44:05 AM

	507 Euclid Ave \$849,000
	Toronto, Ontario M6G1A6 Toronto C01 Palmerston-Little Italy SPIS: N 120-17-R Taxes: \$5,161.92/2011
Semi-Detached Fronting On: E Rooms: 9+1	
2 1/2 Storey Acreage: Bedrooms: 4	
Dir/Cross St: Harbord/Bathurst Washrooms: 2	
Lot: 19.58X127 Feet 2x4	
Lot Irreg:	

MLS#: C2206803 **DOM:** 0 **Possession:** Immed.
PIN#: **Contract Date:** 9/27/2011

Kitchens: 2 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Gas Forced Air A/C: None Central Vac: Apx Age: Apx Sqft: Assessment: Elev/Lift: Laundry Lev: Phys Hdcap-Equip:	Exterior: Brick Drive: Lane GarType/Spaces: Detached/2 Parking Spaces: 2 UFFI: Pool: None	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewers: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement:
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#	Room	Level	Dimensions (m)				
1	Living	Main	4.11 x	3.35	Hardwood Floor	Fireplace	Stained Glass
2	Dining	Main	4.37 x	3.25	Hardwood Floor		
3	Kitchen	Main	4.34 x	4.19	Track Lights		
4	Den	Main	2.90 x	3.73	W/O To Yard	Double Closet	
5	Master	2nd	4.95 x	3.25	Bay Window	Hardwood Floor	Closet
6	Br	2nd	4.34 x	3.20	Hardwood Floor	Closet	
7	Kitchen	2nd	2.67 x	4.19	O/Looks Backyard	Double Sink	
8	Br	3rd	4.95 x	3.10	Wall Sconce Lighting	Closet	O/Looks Frontyard
9	Br	3rd	4.95 x	2.26	Wall Sconce Lighting	Closet	O/Looks Backyard
10	Rec	Lower	9.35 x	4.65	W/O To Yard		
11	Utility	Lower	3.51 x	3.05			

Best Block Of Euclid. Walk To Trendy College Street. 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 & Wood Trim. Private Back Yard. Double Car Garage.
 Existing Light Fixtures.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE 416-966-0300