

# Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



## 57 Albany Ave.

"Renovated Annex Family Home."

- FEATURING:** Fabulous spacious 3 storey home. Soaring ceilings. Extensively renovated throughout. 4 huge bedrooms, 3 bathrooms. Luxurious, family sized eat-in kitchen. 3rd floor master bedroom suite with en-suite bath. New hardwood floors, windows & mechanicals.
- LOCATION:** Steps to Bloor Street, subway, restaurants and shops.
- SCHOOLS:** Quality private & public schools, Palmerston Jr Ps, Essex Jr & Sr Ps, Harbord CI, Hawthorne Alternative School, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College, U of T.
- PARKING:** Detached double garage.
- LOT SIZE:** 21.50 feet x 150 feet
- TAXES:** \$6,464.08
- OFFERED AT: **\$949,000.00****

**Main Floor**  
**10' Ceilings.**

Foyer

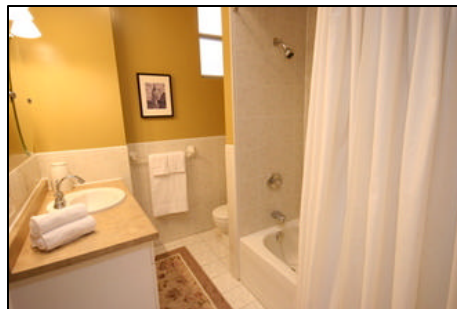
**Living Room**            5.54 x 3.51m        ↻ 10' ceilings, tall windows, pot lights, hardwood floors, gas fireplace, large closet.

**Dining Room**           3.53 x 3.51m        ↻ Hardwood floors, opens to kitchen.

**Kitchen**                5.84 x 4.72m        ↻ Recently renovated family-sized with breakfast bar. Ample storage and counter space, halogen lights, stainless steel appliances, subway tile, pantry.

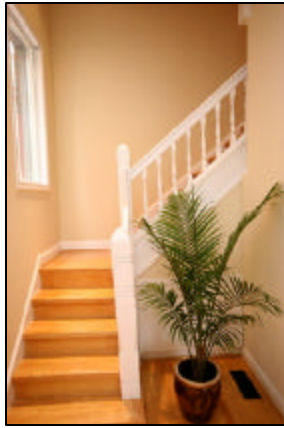
**Bathroom**              1-4pc.                ↻ Ceramic tiled floors.





**Second Floor**  
**3 Very large bedrooms (+tandem and walkout)**

<b>Bedroom</b>	4.72 x 2.79m	✎ Berber carpet, combined with sitting area.
<b>Ensuite Sitting Area</b>		✎ Berber carpet, walkout to balcony.
<b>Bedroom</b>	3.61 x 3.58m	✎ Berber carpet, closet.
<b>Family Room</b>	5.26 x 4.72m	✎ Hardwood floors, pot lights.
<b>Bathroom</b>	1-4pc.	✎ Ceramic tiled floors.



**Third Floor**  
**Master bedroom suite**

<b>Bedroom</b>	4.88 x 3.38m	☞ Berber carpet, closet, combined with sitting area.
<b>Sitting Area</b>		☞ Berber carpet.
<b>Ensuite Bath</b>	1-3pc.	☞ Ceramic tiled floors.



**Basement**  
**Walkout to yard.**

<b>Recreation Room</b>	7.06 x 4.50m	☞ Closet.
<b>Laundry Room</b>	4.50 x 4.04m	☞ Washer, dryer.
<b>Storage Room</b>	3.07 x 2.18m	
<b>Utility Room</b>	5.13 x 2.31m	

## **Inclusions:**

All existing light fixtures, fridge, stove, dishwasher, washer, dryer, broom closet where laid, window coverings, ceiling fan, central air conditioner, central vacuum, gas burner and equipment. (excludes microwave and 2nd floor back room drapes)

## **Additional information as per Seller:**

- ⌘ House was gutted and renovated 12 years ago
- ⌘ New plumbing and new electric wiring 200amps
- ⌘ New renovated kitchen 2006



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)

