

Prepared by MEILING YEUNG, Administrator
SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE
 358 Davenport Road, Toronto C02, ON M5R1K6
 416-966-0300
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60 Albany Ave **\$1,250,000**
 Toronto, Ontario M5R3C3 Toronto C02 Annex
SPIS: N 115-17-Q **Taxes:** \$7,094.67/2011

Semi-Detached **Fronting On:** W **Rooms:** 12+3
 3-Storey **Acreeage:** **Bedrooms:** 3+1
Dir/Cross St: Bathurst/Bloor **Washrooms:** 4
Lot: 25X135 Feet 1x4xMain, 1x3x2nd,
Lot Irreg: 1x4x3rd, 1x3xLower

MLS#: C2198796 **DOM:** 0 **Possession:** 30 Days/Tba
PIN#: **Contract Date:** 9/16/2011

Kitchens: 2 + 1
Fam Rm: Y
Basement: Apartment

Fireplace/Stv: Y
Heat: Gas
 Forced Air
A/C: Central Air **Central Vac:** Y
Apx Age:
Apx Sqft:
Assessment:
Elev/Lift: **Laundry Lev:**
Phys Hdcap-Equip:

Exterior: Brick

Drive: Mutual
GarType/Spaces: None/0
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:

#	Room	Level	Dimensions (m)			
1	Living	Main	3.10 x 4.01	Fireplace	Hardwood Floor	Pot Lights
2	Dining	Main	2.95 x 3.23	Hardwood Floor	Pot Lights	
3	Kitchen	Main	3.15 x 3.23	Hardwood Floor		
4	Br	Main	2.74 x 3.10	Double Closet		
5	Den	Main	1.98 x 2.90	W/O To Yard		
6	Living	2nd	6.48 x 3.40	Bay Window	Fireplace	Pot Lights
7	Dining	2nd	3.45 x 3.20	Pot Lights		
8	Kitchen	2nd	3.10 x 2.29	Hardwood Floor		
9	Br	2nd	2.18 x 2.31	W/O To Sunroom		
10	Sunroom	2nd	2.13 x 3.20	O/Looks Backyard		
11	Br	3rd	3.56 x 3.45	4 Pc Ensuite	Hardwood Floor	W/O To Deck
12	Sitting	3rd	3.25 x 5.11	Skylight	Hardwood Floor	W/W Closet

Annex Home Currently Divided Into 3 Self-Contained Units. Massive Multi-Family Home In Great Annex Location. Huge Two Level Owner's Suite (Upper): Fabulous Space. Open Concept Living/Dining. 3 Bedrooms. 2 Bathrooms + Deck. Professionally Rebuilt. Upscale Finishes. Main Floor Unit: Renovated 1 Bedroom + Den. Basement Unit: Renovated 2 Bedrooms + Den. 2 Furnaces & A/C. In-Ground Irrigation. Mutual Drive.Landscaped Backyard. Minutes To Bloor Street Subway& Shops
 Elf, Existing Window Coverings, 3 Fridges, 3 Stoves, 2 Washers, 2 Dryers, 2 Furnaces, Cac, Cvac, 1 Hwt Owned (2nd, 3rd Flr And Basement), 1 Hwt Rented(Bsmt). Excl: Backyard Furniture & Bbq And Main Flr Living Room Drapes (Belongs To Tenant)

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