

# Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



## 609 Davenport Road

Annex Casa Loma Area

- FEATURING:** Beautifully renovated throughout. 3 bedroom home. Upscale finishes. Fashionable details. Ready to move-in! Hard to beat this price for a done-up product.
- LOCATION:** Near Spadina subway and 'Castle Hill' development, Casa Loma and The Annex.
- SCHOOLS:** Hillcrest Jr, Winona Drive Sr, Oakwood CI, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College, U of T.
- LOT SIZE:** 16.5 feet x 83.5 feet
- TAXES:** \$2,167.12 (2005)
- OFFERED AT:** **\$379,000**

## MAIN FLOOR

Living Room	3.33 x 2.97m	↻ New hardwood floors, built-in shelves, stained glass.
Dining Room	4.11 x 3.28m	↻ Hardwood floors, double pocket doors.
Kitchen	4.72 x 3.23m	↻ Eat-in, renovated, walkout to deck and garden, wainscotting.
Appliances:		↻ Built in microwave, electric stove, built-in dishwasher, fridge.
Powder Room	1-2pc.	↻ Renovated.

## SECOND FLOOR

Master Bedroom	4.27 x 4.04m	↻ New carpet, closet.
Bedroom	3.05 x 2.36m	↻ Hardwood floors, closet.
Bedroom	3.23 x 2.95m	↻ Hardwood floors, closet, bright south facing.
Bathroom	1-4pc.	↻ Renovated.

## BASEMENT

Recreation Room	7.01 x 4.09m	↻ Carpeted, open space, renovated, white painted brick wall, pot lights, double closet.
Laundry Room	5.59 x 3.23m	↻ 1 washer, 1 dryer.

### Inclusions:

All electrical light fixtures, fridge, stove, microwave, dishwasher, washer, dryer.

For Further information, please contact

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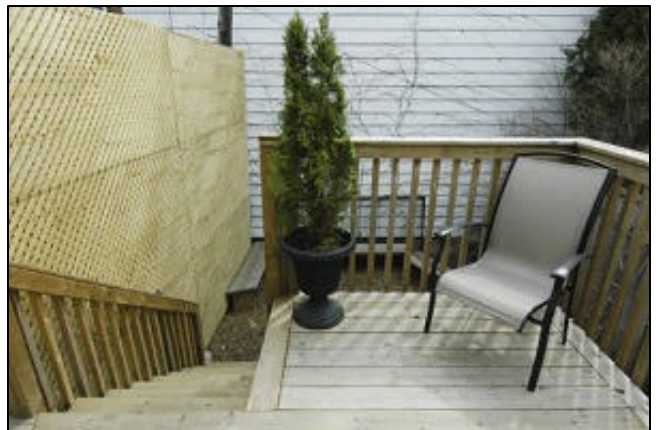
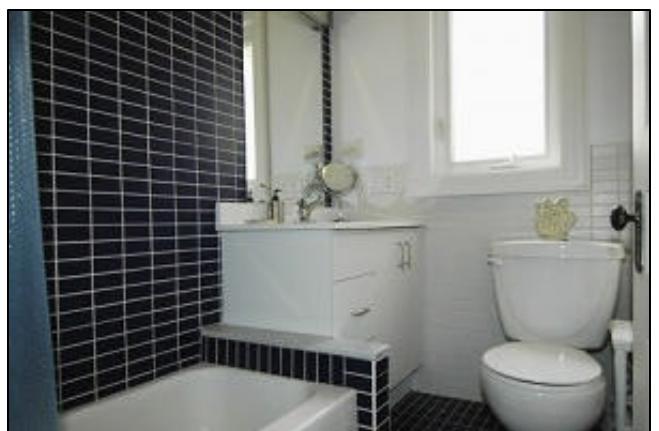
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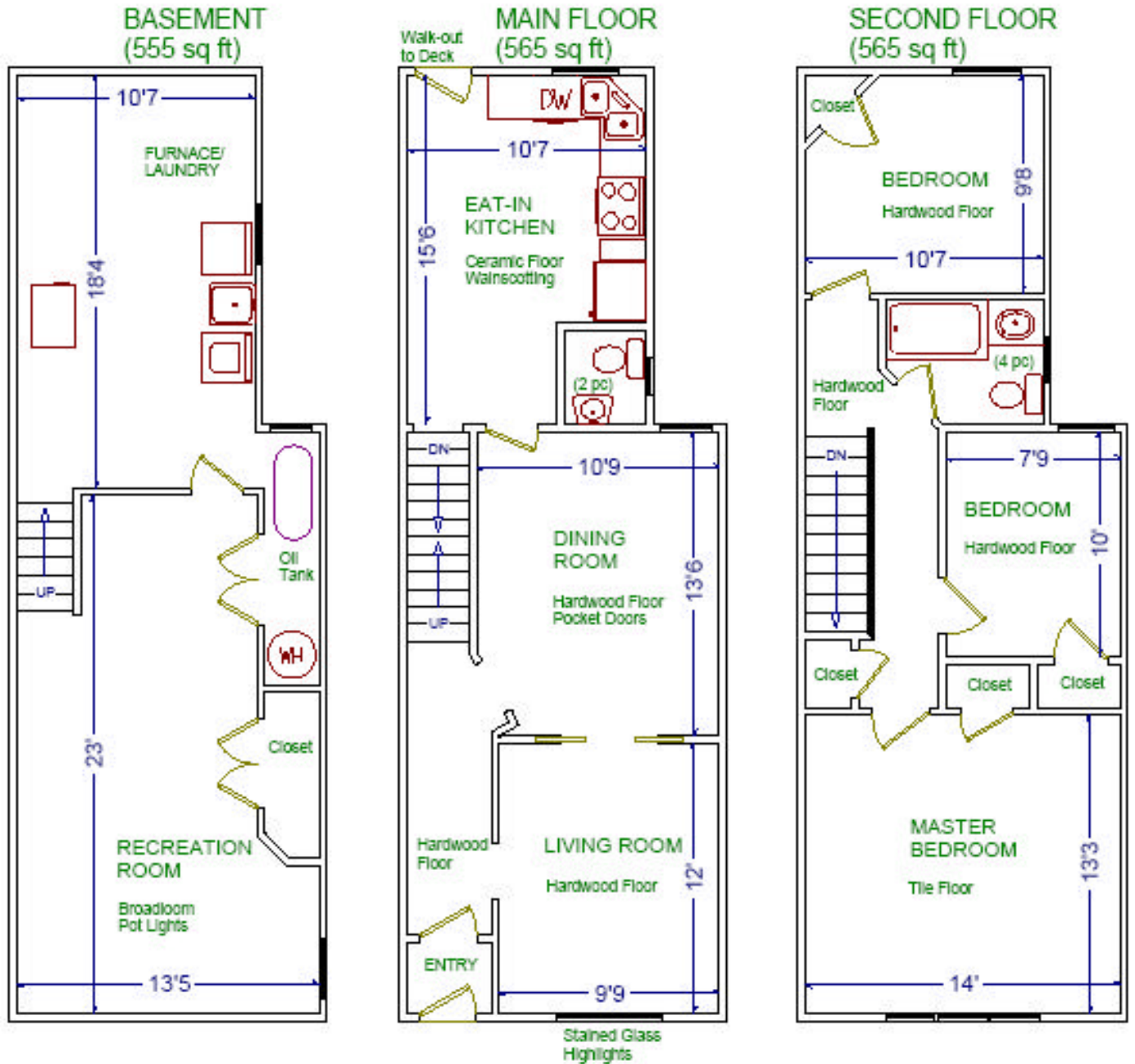
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Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.

FloorPlans Unlimited (416) 788-7479

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