

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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	65 Shannon St \$849,000 Toronto, Ontario M6J2E6 Toronto C01 Trinity-Bellwoods SPIS: N 119-16-R Taxes: \$4,077.10/2010
	Detached Fronting On: S 2-Storey Acreage: Dir/Cross St: College/Ossington Rooms: 6+3 Lot: 30X120 Feet Bedrooms: 2+1 Lot Irreg: Washrooms: 4 1x4xMain, 1x4x2nd, 1x2x2nd, 1x4xLower

MLS#: C2224043 **DOM:** 0 **Possession:** 90 Days/Tba
PIN#: **Contract Date:** 10/20/2011

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment Sep Entrance Fireplace/Stv: N Heat: Gas Water A/C: None Central Vac: Apx Age: Apx Sqft: Assessment: Elev/Lift: Laundry Lev: Phys Hdcap-Equip:	Exterior: Brick Drive: Front Yard GarType/Spaces: None/0 Parking Spaces: 1 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	3.86 x	4.34	Stained Glass	Hardwood Floor	B/I Shelves
2	Dining	Main	4.01 x	3.84	Hardwood Floor	O/Looks Garden	W/O To Deck
3	Kitchen	Main	4.14 x	4.37	Slate Flooring	Halogen Lighting	
4	Master	2nd	4.04 x	4.34	Hardwood Floor	Ceiling Fan	Closet
5	Br	2nd	4.09 x	3.56	W/W Closet	O/Looks Garden	B/I Shelves
6	Loft	3rd	4.17 x	3.51			
7	Living	Lower	4.19 x	3.81	Combined W/Dining	O/Looks Garden	Hardwood Floor
8	Kitchen	Lower	2.59 x	2.90	Walk-Out		
9	Br	Lower	3.53 x	2.84			
10	Laundry	Lower	4.06 x	4.22			

Spectacular Victorian. Near Trendy College St. Detached One Of A Kind Victorian. Artistically Renovated. 2 Storey Home With A Self-Contained Rental Unit In The Basement Featuring A Walkout To Yard At Ground Level. Entertainer's Kitchen, Opens To Living & Dining Rooms. Walkout To Deck And Magificent Rear Garden. Spacious Bthroom With Soaker Tub And Large Vanity. Tall Ceilings, Hardwood Floors & Ornate Stained Glass. Generous Front Pad Parking.

2 Fridges, 2 Stoves, Dishwasher, Washer, Dryer, Main Flr Drapes, Elfs. Exclude: Electric Fireplace & Mantel, Elfs And Blinds In Basement (Belonging To Tenant), 2nd Floor Both Bedroom Drapes, 2nd Flr 2Pc Bathroom's Light Fixture.

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