

**Prepared by MEILING YEUNG, Administrator**  
**SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE**  
 358 Davenport Road, Toronto C02, ON M5R1K6  
 416-966-0300  
 10/25/2011 11:49:18 AM



**67 Brunswick Ave** **\$999,000**  
 Toronto, Ontario M5S2L8 Toronto C01 University  
**SPIS:** N 120-17-R **Taxes:** \$6,162.83/2010

Semi-Detached **Fronting On:** E **Rooms:** 9+4  
 3-Storey **Acreage:** **Bedrooms:** 3+2  
**Dir/Cross St:** College/Spadina **Washrooms:** 4  
**Lot:** 23.17X137 Feet 1x3xMain, 1x4x2nd,  
**Lot Irreg:** 1x4x3rd, 1x4xLower

**MLS#:** C2226497 **DOM:** 1 **Possession:** 60 Days/Tba  
**PIN#:** **Contract Date:** 10/24/2011

**Kitchens:** 3 + 1  
**Fam Rm:** N  
**Basement:** Apartment  
 Fin W/O  
**Fireplace/Stv:** Y  
**Heat:** Gas  
 Water  
**A/C:** None **Central Vac:**  
**Apx Age:**  
**Apx Sqft:**  
**Assessment:**  
**Elev/Lift:** **Laundry Lev:**  
**Phys Hdcap-Equip:**

**Exterior:** Brick  
**Drive:** Lane  
**GarType/Spaces:** Detached/1  
**Parking Spaces:** 3  
**UFFI:**  
**Pool:** None

**Zoning:**  
**Cable TV:** **Hydro:**  
**Gas:** **Phone:**  
**Water:** Municipal  
**Water Supply:**  
**Sewers:** Sewers  
**Spec Desig:** Heritage  
**Farm/Agr:**  
**Waterfront:**  
**Retirement:**

#	Room	Level	Dimensions (m)			
1	Living	Main	4.62 x 4.27	Hardwood Floor	Crown Moulding	Fireplace
2	Kitchen	Main	3.96 x 3.86	Eat-In Kitchen	W/O To Yard	
3	Br	Main	4.17 x 4.72	Hardwood Floor	French Doors	Crown Moulding
4	Living	2nd	5.23 x 3.76	Open Concept	Combined W/Dining	Combined W/Kitchen
5	Br	2nd	3.40 x 3.96	O/Looks Backyard	Closet	
6	Br	2nd	4.50 x 5.79	Hardwood Floor	Fireplace	French Doors
7	Living	3rd	3.40 x 4.80	Cathedral Ceiling		
8	Dining	3rd	2.49 x 2.82	W/O To Deck	Track Lights	Skylight
9	Kitchen	3rd	3.05 x 2.26			
10	Living	Lower	4.78 x 2.44	Combined W/Dining	Double Closet	
11	Kitchen	Lower	3.10 x 3.58	Eat-In Kitchen	Tile Floor	
12	Br	Lower	3.51 x 3.71	W/I Closet		

Vintage Victorian. Glorious Home Divided Into Charming Units. Easily Converted To A Grand Single Family Home In A Great Location. Impressive High Ceilings. Elaborate Architectural Details. Ornate Trim. Hardwood Floors. Presently Divded As Follows: Main Flr: 1 Bedroom Unit. Basement: Self Contaned 2 Bedroom Unit. 2nd Flr: 1 Bedroom Unit. Upper: Bright 1 Bedroom Loft. Landscaped Backyard.  
 All Elfs, 4 Fridge, 4 Stoves, New Dryer (2010) And Washer. Exclude Portable A/C Unit In 3rd Floor (Belonging To Tenant).

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