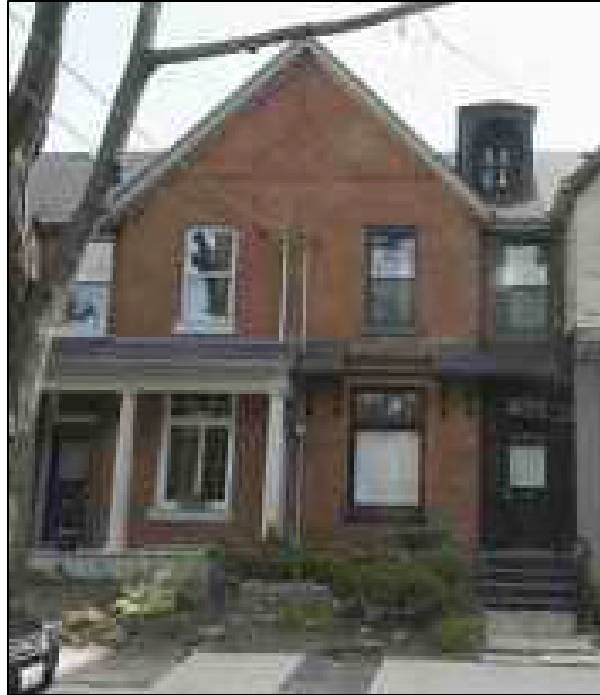


Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



683 Markham Street

"Urban oasis with flair"

- FEATURING:** 3 storey eclectic living space, open concept living-dining room with high Victorian ceilings, hardwood floors. Charming eat-in kitchen. Main floor family room overlooking garden. Spacious second floor master. Third floor open loft-like space. 'Cool' rec. room in basement. Bathroom + laundry, landscaped zen garden.
- LOCATION:** Located on a one way street. Short walk to Vermont park, St. Alban's community centre, Bill Boltan skating arena, good schools and library. Near Bloor Street subway and shops.
- SCHOOLS:** Palmerston Jr, Essex Jr & Sr, Harbord CI, Central Technical School, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College, U of T, Hawthorn Alternative School.
- LOT SIZE:** 16.08 feet x 89.25 feet
- TAXES:** \$3,472.83 (2005)
- OFFERED AT:** **\$479,000**

MAIN FLOOR

Living Room/ Dining Room	5.38 x 3.15m	☞ Open concept, tall window, ornate Victorian staircase, hardwood floors, tall ceilings.
Kitchen	4.43 x 3.10m	☞ Eat-in, wood floors, Corian counter top opens to breakfast room.
Appliances		☞ Gas stove, fridge.
Breakfast Room	3.12 x 3.07	☞ Overlooking landscaped garden, double glass French doors and side-lights, cathedral ceiling with skylight, wood floors.

SECOND FLOOR

Master Bedroom	4.74 x 4.38m	☞ 2 tall windows, hardwood floors, wall of custom-built closets.
Bedroom	3.92 x 3.15m	☞ Hardwood floors, closet.
Bedroom	3.15 x 2.64m	☞ Hardwood floors, closet, overlooking garden.
Bathroom	1-4pc.	

THIRD FLOOR

Loft	6.46 x 4.74m	☞ Cathedral ceilings, skylight.
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BASEMENT

Recreation Room 5.84 x 4.56m ⌘ 'Cool' renovated with vinyl floors, painted brick wall.

Bath 1-3pc. ⌘ Wooden siding.

Laundry Room

Inclusions:

⌘ All electrical light fixtures, all drapes, fridge, stove, washer, dryer.

Exclusions:

⌘ Garden ornaments and microwave.

Information as per Seller:

- ⌘ New roof and skylight in sunroom in 2001
- ⌘ New sink and corian kitchen counter in 2001
- ⌘ New full-size washer and dryer in 2002
- ⌘ New windows on 2nd floor and attic in 2003
- ⌘ New fence and stonework in garden in 2003
- ⌘ New eaves troughs and flashing in 2004
- ⌘ New alarm system installed in 2005

For Further information, please contact

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