

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



77 Albany Avenue

Annex 3 family home

- FEATURING:** Recently renovated throughout. 3 storey with 3 separate units. Excellent condition. Landscaped yard with pond. Lower main + basement presently tenanted. Second floor owner occupied previously rented for \$1,500/mth (prior to reno). Upper presently vacant. Previously rented for \$1,375/mth (prior to reno).
- LOCATION:** Prime location near Bloor Street & subway.
- SCHOOLS:** Huron Public School, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College. University of Toronto.
- LOT SIZE:** 24.58 feet x 100 feet
- TAXES:** \$5,630.88 (2005)
- OFFERED AT:** **\$699,000**

LOWER UNIT

MAIN FLOOR

Main floor + basement.

Large 4 bedrooms + den. Presently rented for \$2,000/mth

Living Room	5.89 x 3.66m	☞ Double panel doors, carpeted, ceiling mouldings.
Eat-in Kitchen	2.84 x 5.54m	☞ Linoleum floors. ☞ Appliances: 1 stove, 1 fridge.
Bedroom	5.54 x 3.35m	☞ Double glass doors, ceiling mouldings, carpeted.
Sunroom	3.51 x 2.95m	☞ Carpeted, sliding doors to deck and garden, double closet.

BASEMENT

Bedroom	5.13 x 2.82m	☞ Carpeted, closet, pot lights.
Bedroom	3.05 x 3.20m	☞ Carpeted, pot lights.
Bedroom	2.87 x 3.20m	☞ 2 double closets, carpeted pot lights.
Bathroom	1-4pc.	☞ Vanity, shower doors.
Laundry Room		☞ Stackable 1 year old full size Kenmore.

SECOND FLOOR

Charming, renovated 2 bedroom apartment with walkout to deck and ensuite laundry.

Living/ Dining Room	5.64 x 3.89m	☞ Hardwood floors, low voltage track lights, walk-out to deck.
Kitchen	3.23 x 2.29m	☞ Hardwood floors, low voltage track lights. ☞ Appliances: 1 fridge, 1 stove.
Bathroom	1-4pc.	☞ Ceramic tiled floors, renovated.
Bedroom	6.05 x 3.05m	☞ Bay window, hardwood floors, fireplace, low voltage track lights, 2 closets.
Bedroom	3.00 x 4.09m	☞ Hardwood floors, low voltage track lights.

THIRD FLOOR

Renovated bright loft. Modern space.

Living Room/ Kitchen	5.51 x 4.22m	• Renovated, pine floors. • Modern appliances: Ceramic cook-top, built-in oven, 1 fridge.
Bedroom	4.78 x 3.25m	• Pine floors, velux operating skylight, walkout to deck, double closet.
Ensuite Bath	1-4pc.	• Ceramic floors.
Ensuite Laundry		• 1 washer, 1 dryer.

Inclusions:

All electrical light fixtures, 3 fridges, 2 stoves, 1 cook-top, 1 built-in oven, 3 washers, 3 dryers, broadloom where laid, window coverings.

Information as per Seller:

- New roof 2005 with quality shingles
- Main floor sound proofing of living room ceiling
- 2nd floor all renovated including: kitchen, new cabinets, new hardwood floors, and bathroom renovation, Mister Slim ductless A/C
- 3rd floor extensively renovated including: new pine flooring, sub floor, 2 layers of sound proofing, brand new kitchen and appliances, new skylight, laundry room new washer/dryer, most apartment is insulated
- 2005 Utilities: Water \$493.99, Heat/Gas \$1,770.51, Electric \$1,218.95

For Further information, please contact

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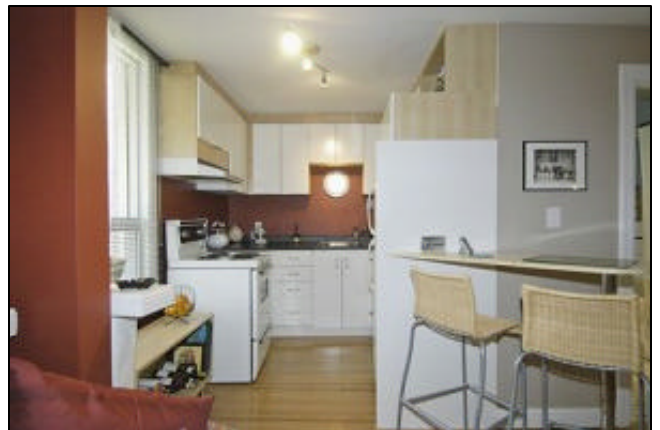
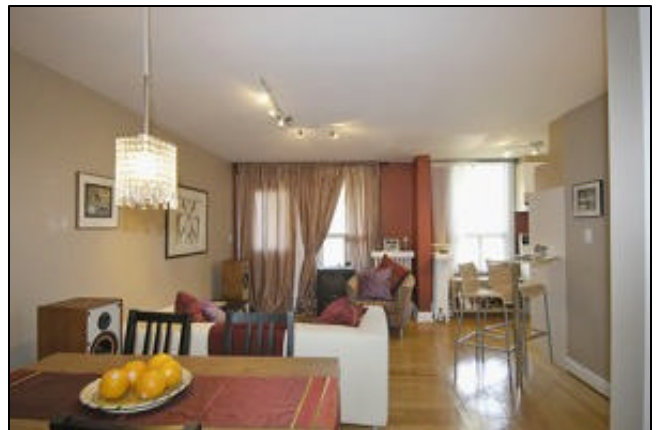
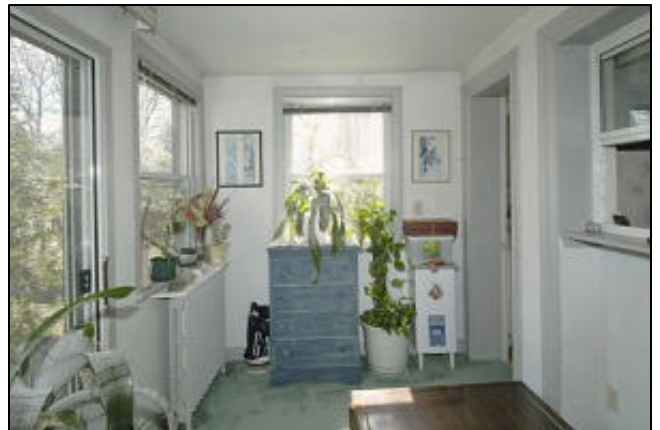
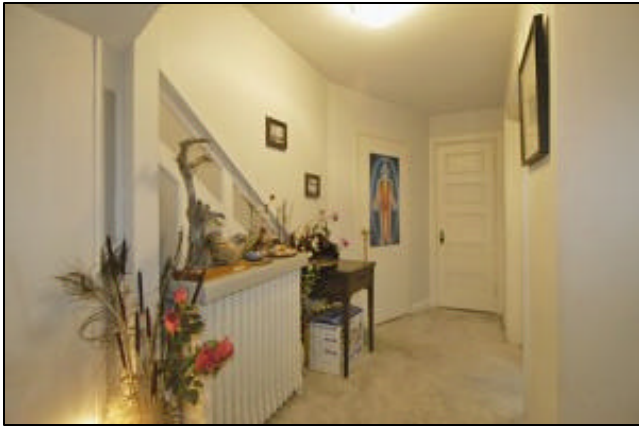
Sales Representative

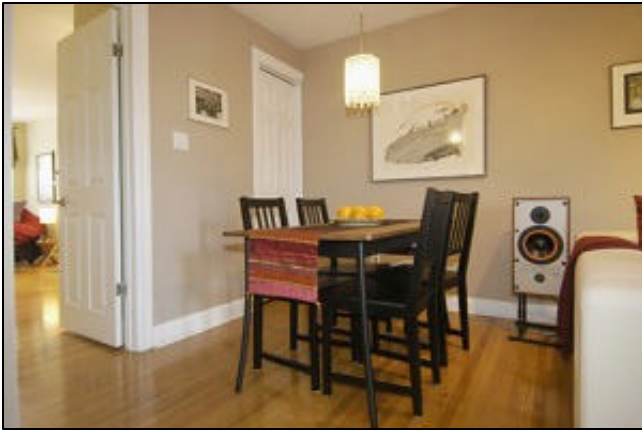
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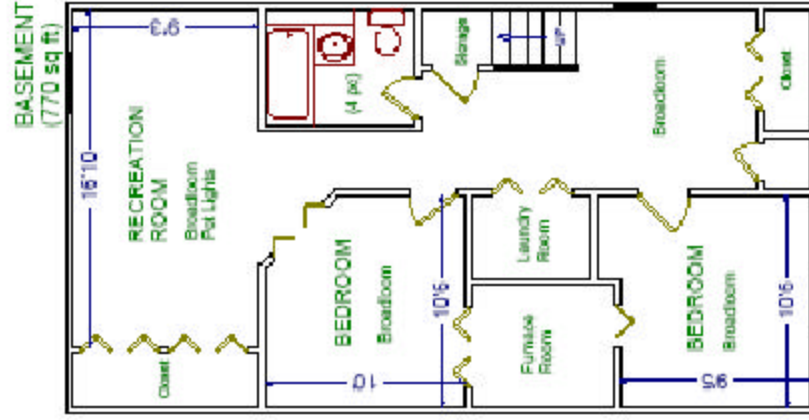
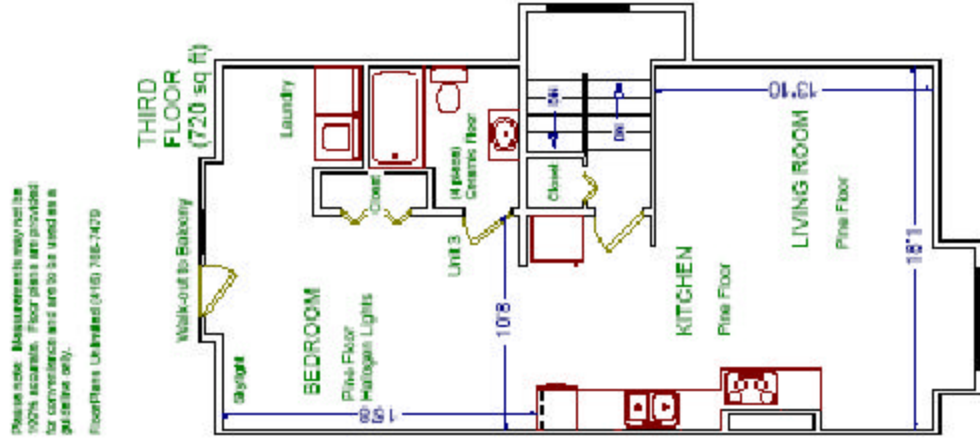
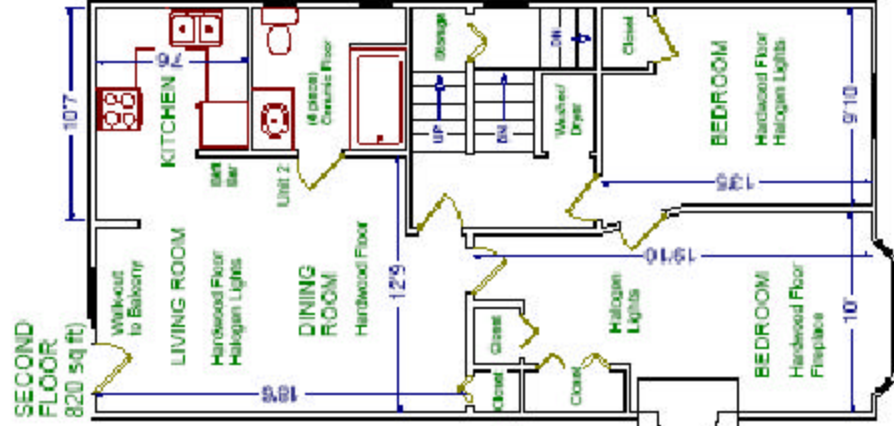
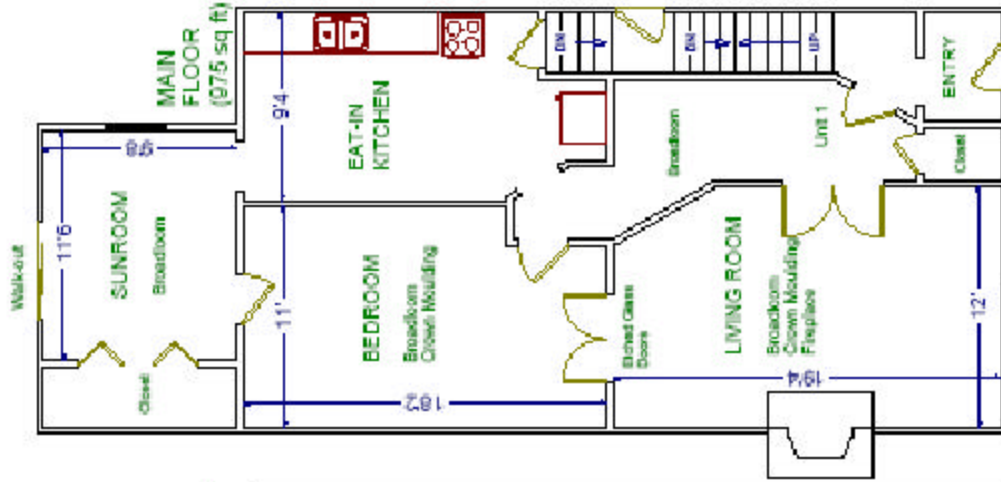
77 ALBANY ROAD

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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 guide only.
FloorPlans Unlimited (416) 788-1479