

**820 Euclid Ave.  
\$859,000**

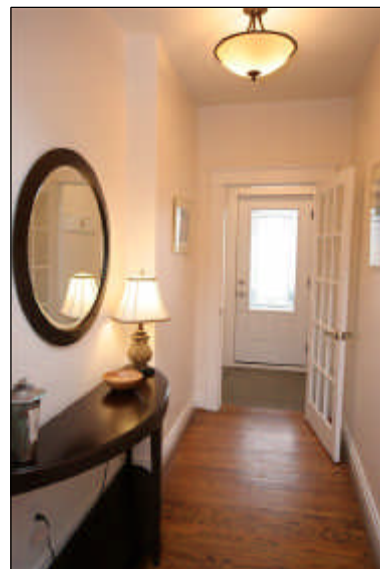


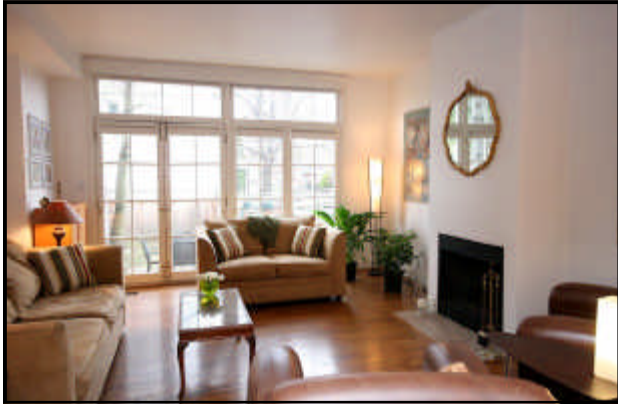
## Main Floor

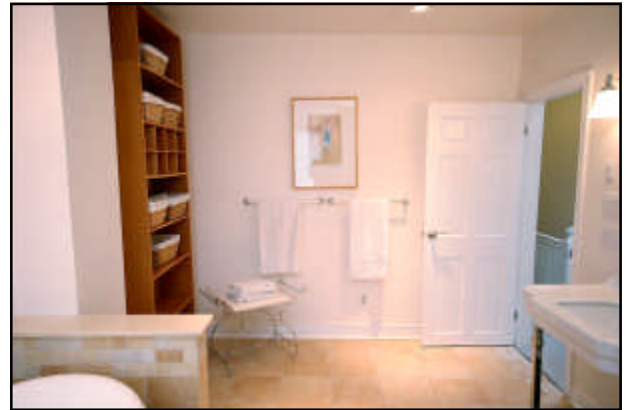
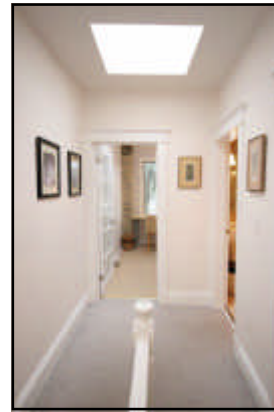
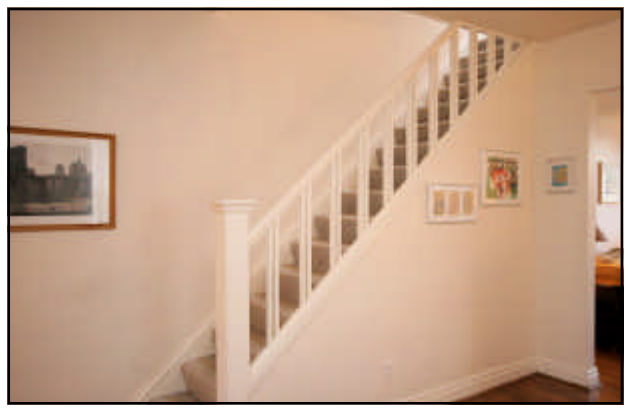
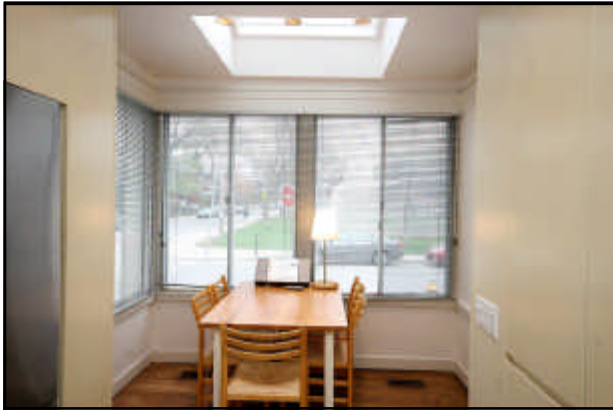
Foyer		☞ Coat closet, hardwood floors.
Living Room	15'10" x 15'	☞ Hardwood floors, fireplace, wall of windows/doors with walkout to wood deck.
Dining Room	13'3" x 12'	☞ Hardwood floors, opens to Kitchen.
Kitchen	13'8" x 9'8"	☞ Gallery Kitchen with ample counters & storage, hardwood floors, pot lights, opens to sky-lit Solarium.
	Appliances	☞ Fridge, stove, dishwasher.
Eat-in Solarium	8'3" x 5'6"	☞ Skylight, hardwood floors.

## Second Floor

Bedroom	15' x 12'2"	☞ Bay window, hardwood floors, pot lights, large walk-in closet.
Bedroom	11' x 9'6"	☞ Hardwood floors, pot lights.
Study	9'7" x 5'	☞ Exposed brick, Sisal carpet.
Bathroom	13'2" x 9'4" 1-4pc.	☞ Lavish, renovated very spacious, ceramic tiled floors, pot lights, separate shower stall with glass enclosure, claw-foot bathtub.



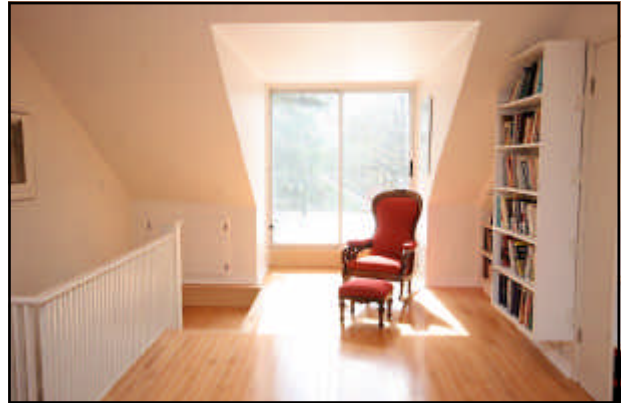




## Third Floor Loft

**Master Bedroom**      24'2" x 12'2"    ⌘ Hardwood floors, pot lights, closet, built-in shelves, walkout to large flat roof with a fabulous view.

**Ensuite Bathroom**      1-2pc.



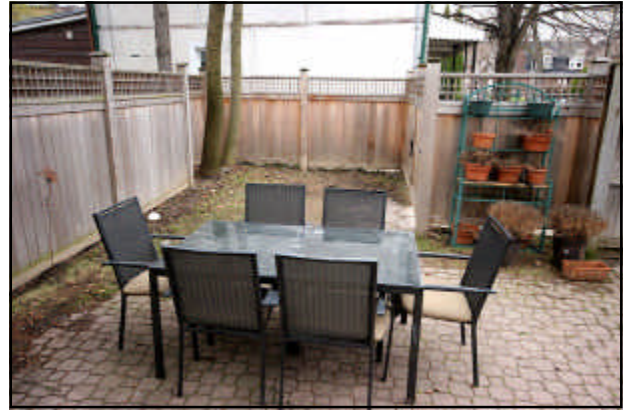
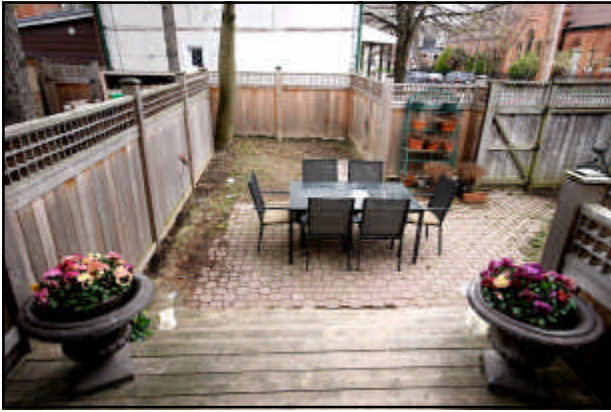
## Lower Level Finished space with walkout

**Bedroom**      14'4" x 14'    ⌘ Hardwood floors, pot lights, closet, wall of built-ins.

**Bathroom**      1-3pc.    ⌘ Ceramic tiled floors.

**Laundry/ Utility Room**      15'9" x 14'6"    ⌘ Washer/dryer.

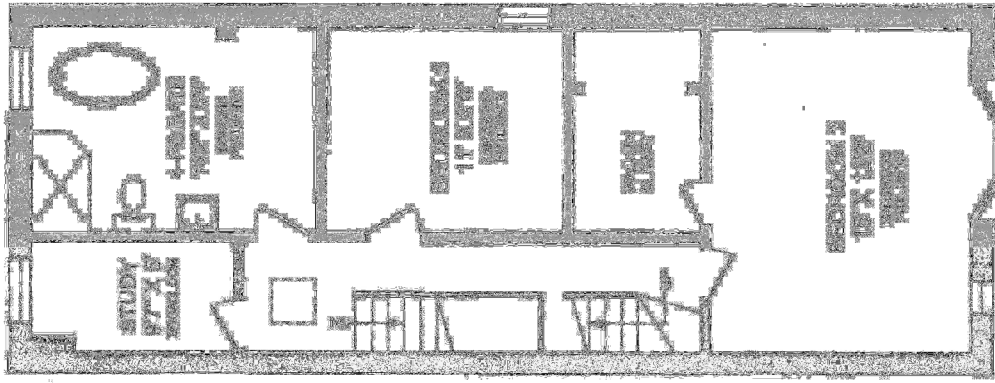
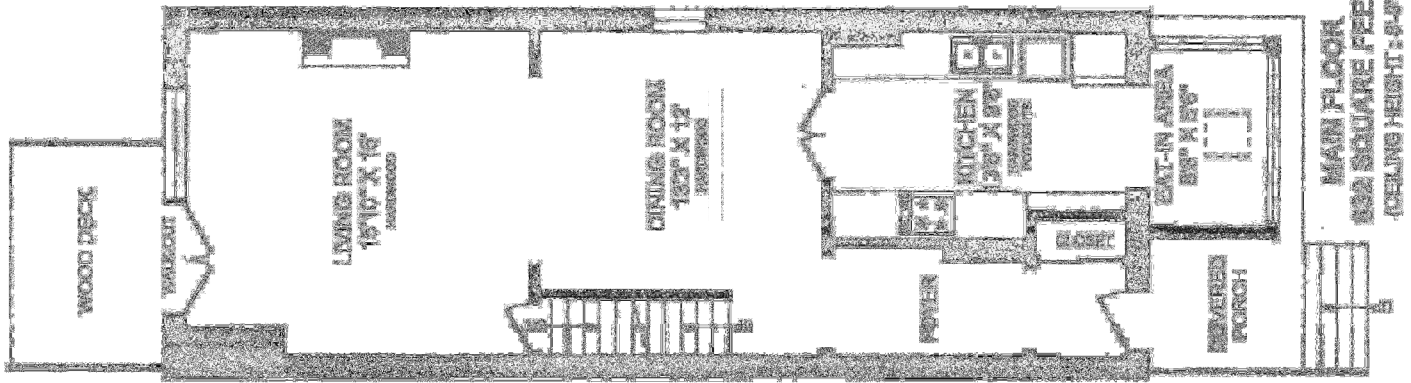




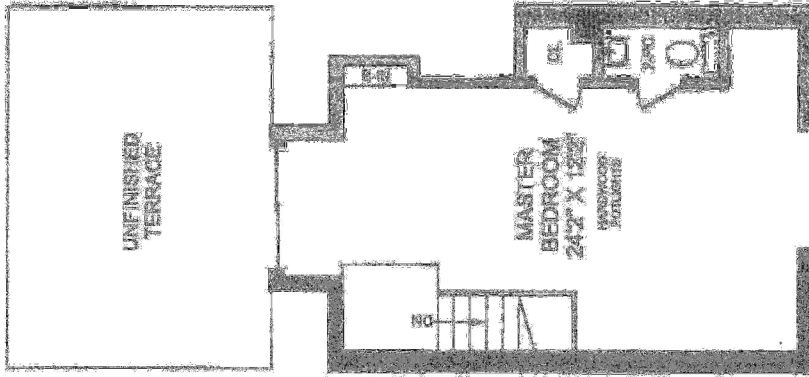
### **Improvements as per Seller:**

- Back wall was insulated and new siding was installed
- New eavestrough
- All new windows in basement
- New windows in two rooms on second floor
- New bathroom on second floor
- Updated ensuite on 3rd floor
- New front door and inner French door
- All new doors on second floor
- New wooden front and back porches
- New cedar fence at the back

**888 EURELID AVENUE**

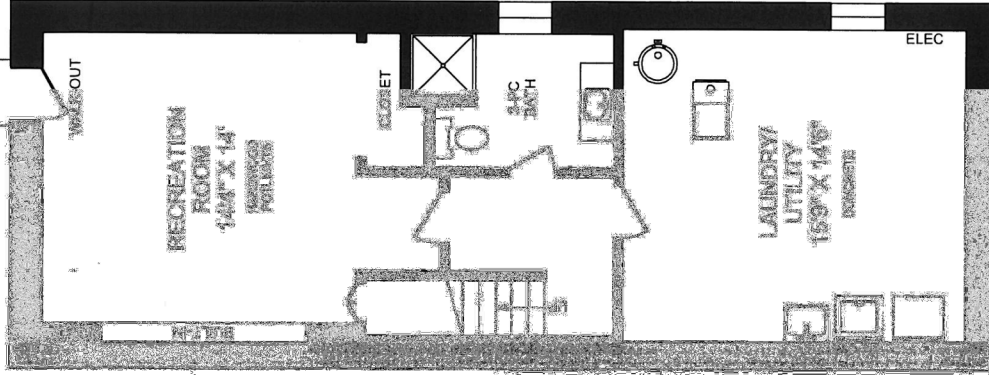


**SECOND FLOOR**  
773 SQUARE FEET  
(CEILING HEIGHT: 8'-8")



**THIRD FLOOR**  
387 SQUARE FEET  
(CEILING HEIGHT: 8'-8")

0 1 2 3 4 5  
FEET  
**TRUPLAN**  
416 675-2000  
E & C, Inc.  
Scale: 1/8" = 1'-0"



**LOWER LEVEL**  
773 SQUARE FEET  
(CEILING HEIGHT: 8'-9")

**FEATURING:** Fabulous corner property. Unique exposure with unobstructed open views. Bright & charming 3 storey home. 3 bedrooms + office, 3 baths. Open concept living/dining with wall of glass doors & windows overlooking garden. Wood floors throughout. Kitchen has ample counters and storage. Sky-lit eat-in area. Lavish, spacious main bathroom with separate shower. Master bedroom has walk-in closet. Third floor airy loft. Finished basement with bathroom & walkout.

**LOCATION:** Desirable 'Seaton Village'. Superb location near Palmerston school & Vermont Park.

**SCHOOLS:** Palmerston Jr PS, Essex Jr & Sr PS, Harbord CI, Royal St. George's, Institute For Child Study, Taddle Creek Montessori, University of Toronto School, Waldorf School, George Brown College, University of Toronto, Ryerson University.

**PARKING:** 1 car parking.

**LOT SIZE:** 16.29 feet x 93 feet

**TAXES:** \$3,791.56 (2010)

**INCLUSIONS:** Existing light fixtures, fridge, gas stove, dishwasher, cabinet in bathroom, all window coverings, washer and dryer.

**EXCLUSION:** Dining Room light fixture.

For Further information, please contact

**Ophira Sutton**

Sales Representative

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