

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



843 Shaw Street

"Quality Total Reno"

FEATURING: Architectural reno. 2 storey, 3 bedrooms. 3 baths. Designer eat-in kitchen. Open concept living/dining. Sitting room with walkout to deck and fenced garden. Finished basement. Self-contained 1 bedroom in-law suite with roughed-in kitchen and separate entrance. Quality finishes throughout.

LOCATION: Located just a short walk to Bloor street shops and subway, popular schools, community centre and parks.

SCHOOLS: Popular private & public schools. Essex Jr & Sr PS, Harbord CI, Hawthorne Alternative School, University of Toronto School, George Brown College. University of Toronto.

LOT SIZE: 14.58 x 93 feet

TAXES: \$2,302.68 (2007)

OFFERED AT: \$479,000

Main Floor

Living Room	4.72 x 4.19m	☞ Hardwood floors, opens to Dining Room, low-voltage pot lights.
Dining room	3.71 x 3.25m	☞ Hardwood floors, opens to Living room and kitchen.
Kitchen	4.45 x 3.25m	☞ Designer's eat-in kitchen, ample counter space and cabinets, stainless steel appliances, breakfast bar, butcher block counters, opens to sitting room. ☞ Appliances: Fridge, stove, dishwasher
Powder Room	1-2pc.	
Sitting Room	2.59 x 2.03m	☞ Hardwood floors, overlooking deck and garden.

Second Floor

Master Bedroom	4.04 x 3.99m	☞ Bay window overlooking the ornate rooftop of a church, hardwood floors, closet.
Bedroom	3.78 x 2.44m	☞ Hardwood floors, closet.
Bedroom	3.25 x 2.36m	☞ Hardwood floors, overlooking garden.
Bathroom	1-4pc.	☞ Tiled floors

Basement Apartment

Finished with walkout to front.
Can be a 1 bedroom in-law suite.
Laundry room in front of the basement.

Living/Dining/ Kitchen/ Recreation Room	6.40 x 3.58m	≈ Berber carpet, halogen lights, roughed in kitchen.
Bedroom	2.74 x 2.64m	≈ Berber carpet.
Bathroom	1-4pc.	≈ Tiled floors.
Laundry	2.64 x 1.32m	≈ Washer and dryer.

Inclusions:

Fridge, stove, dishwasher, washer, dryer, broom where laid, electrical light fixtures, storms and screens. Hot water tank (rental).

General knowledge as per Seller (to be verified by Buyer):

- ≈ Furnace rental is \$39.85 per month
- ≈ Hot water tank rental is \$10.52 per month.

For Further information, please contact

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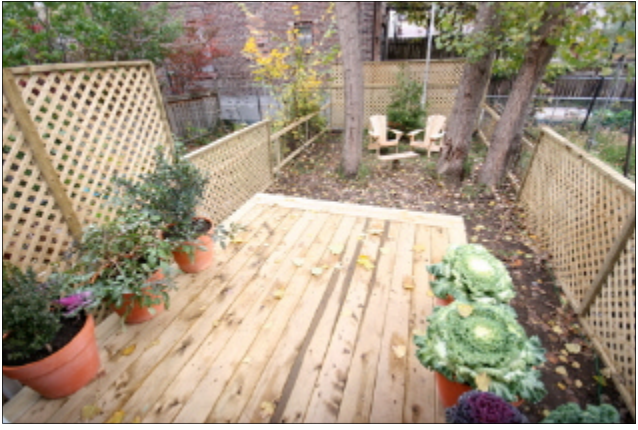
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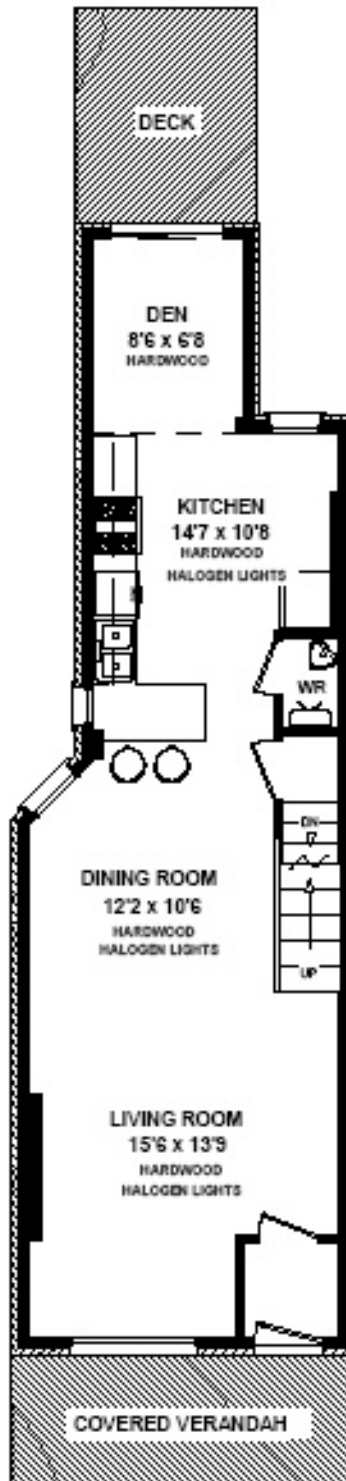




843 SHAW STREET



LOWER LEVEL
702 SQ FT



MAIN FLOOR
649 SQ FT



SECOND FLOOR
588 SQ FT

Please Note: Measurements may not be 100% accurate. Floor Plans are provided for convenience and are to be used as a guideline only.

FLOORPLAN PLUS 505-471-1026