

# Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



## 87 Olive Avenue

"Prime Seaton Village"

- FEATURING:** Solid family street near popular Vermont Park. Bright, 2 storey, 3 bedroom home with family sized kitchen. Walkout to deck and charming south facing landscaped garden. Spacious, open concept living-dining room. Very deep main floor for this size home.
- LOCATION:** Walk to good schools, library, skating arena and the favourite St. Alban's community centre & pool.
- 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.
- LOT SIZE:** 23.2 feet x 69.25 feet
- TAXES:** \$ 2,937.00 (2005)
- OFFERED AT:** **399,000**

## MAIN FLOOR

Living Room	4.19 x 3.96m	☞ Combined with Dining Room, hardwood floors, ceiling fan, antique hanging light, non-operating fireplace, exposed brick wall.
Dining Room	4.19 x 3.05m	☞ Combined with Living Room, hardwood floors.
Kitchen	4.57 x 2.97m	☞ Eat-in, new oak floor, pine cupboards, patio doors leading onto deck, south facing, very bright.

## SECOND FLOOR

Master Bedroom	4.67 x 3.96m	☞ Bay window, carpeted, double closet.
Bedroom	3.91 x 2.26m	☞ Carpeted, closet.
Bedroom	3.02 x 2.74m	☞ Carpeted, closet.
Bathroom	1-4pc.	

## BASEMENT

Recreation Room	6.50 x 3.73m	☞ Irregular
Laundry	3.73 x 1.52m	
Storage	2.82 x 2.67m	
Bathroom	1-2pc.	

### Inclusions:

- ☞ All electrical light fixtures, broadloom where laid, fridge, stove.
- ☞ Exclude tenant's belongings: washer, dryer, white counter in kitchen, bookshelf on wall in kitchen, microwave, all blinds and curtains.

### Information as per Seller:

- ☞ Flat roof on back was rebuilt in 2002
- ☞ New oak kitchen floor put down in 2003
- ☞ New electrical and wiring throughout in 2004

For Further information, please contact

**Ophira Sutton**

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