

# Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



## 87 Howland Ave.

### Upscale Annex Renovation

- FEATURING:** Charming family home renovated throughout with high quality finishes. Fireplaces, restored rich woodwork. Glorious yard. Amazing living space in the basement and a large master suite on the 3rd floor.
- LOCATION:** Prime Annex Street. Short walk to 2 subway lines, Bloor Street, restaurants and shops.
- SCHOOLS:** Royal St. George's, Institute For Child Study, Huron Street Public School, Palmerston (French Immersion), University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College. University of Toronto.
- PARKING:** Private drive with parking for 4 cars. Studio/garage .
- LOT SIZE:** 27.25 feet by 127 feet
- TAXES:** \$7,800.00 (2005)
- OFFERED AT:** **\$849,000**

## MAIN FLOOR

*Elegant living space with high ceilings and charming details.*

<b>Foyer</b>	1.17 x 1.16m	↻ Granite floors, stained glass, transom window.
<b>Living Room</b>	5.26 x 6.68 Irreg.	↻ Brick fireplace, exposed brick wall, hardwood floors, wall of built in shelves, stained glass window, low voltage pot lights, coat closet, naturally finished woodwork, oak ceiling mouldings.
<b>Dining Room</b>	5.59 x 4.34m	↻ Bay window, hardwood floors, wall sconces, naturally finished woodwork, deep pantry.
<b>Kitchen</b>	3.96 x 3.04m	↻ Renovated, opens to breakfast room, low voltage pot lights, hanging low voltage lights over a large granite topped island, tiled floors.
<b>Appliances:</b>		↻ 'Pro style' downdraft stainless steel 'Jenn-Air' gas stove, 'Profile' stainless steel side-by-side fridge, 'Profile' stainless steel built-in dishwasher.
<b>Powder Room</b>	1-2pc.	↻ Tiled floors, vanity with marble countertop.
<b>Breakfast Room:</b>	3.91 x 2.34m	↻ Triple door to a large deck and a garage/studio, ceiling fan, tiled floors, gas fireplace.
<b>Fabulous landscaped yard.</b>		↻ Architecturally designed deck. Built-in planters and lattice work, built in bench, steps down to a paved stone terrace surrounded by stone planters, water fountain, trees and shrubs.
<b>Garage/ Studio</b>	2.67 x 5.21m	↻ 2 sets of French doors, skylight, wood ceilings, floors and walls, baseboard heater, electrical power, sink.

## SECOND FLOOR

Family Room	5.33 x 4.10m	☞ Bay window, wall of built-in shelves and storage, exposed brick wall, wood burning brick fireplace with insert, hardwood floors, closet.
Back Bedroom Suite	4.22 x 4.50m	☞ Closet, hardwood floors, 2 tall windows, naturally finished baseboards.
Bath	1-1pc.	☞ Tiled floors, wainscotting.
Bath	3.40 x 1.75m 1-3pc.	☞ Deep tub, tiled floors, vanity with a wall mirror.
Bedroom	3.28 x 5.33m	☞ Carpeted, pot lights, large plate rail, tall window overlooking yard.

## THIRD FLOOR

### *Fabulous master bedroom suite*

Sleeping Area	5.28 x 4.98m Irreg.	☞ Overlooking park, dormer window with a window seat, new hardwood floors, pot lights, wall of built-in oak cabinetry, rounded alcove with shelves, naturally finished wood banister and woodwork.
Sitting Area	6.45 x 2.64m Irreg.	☞ Hardwood and tiled floors, wall of closets with lights and organisers, walk-out to a fabulous roof deck, naturally finished woodwork.
Ensuite Bath	2.27 x 4.11 1-4pc. Irreg.	☞ Separate corner shower, large marble counter over an upscale built-in wood vanity, 1 piece toilet, deep whirlpool tub with air jets, tiled floors.
Ensuite Laundry		☞ Stackable 'Beaumont' washer/dryer.
Roof Deck		☞ Architecturally designed, off sitting area. Full size hot-tub, very private.

## BASEMENT

*Luxurious living/rental space with walkout.*

<b>Living Room/ Recreation Room</b>	4.80 x 5.69m Irreg.	≈ Gas fireplace, slate floors, walnut stained oak panelling, low voltage pot lights, opens to a fully equipped bar/kitchen.
<b>Bar/ Kitchen</b>	1.92 x 2.78m	≈ Walnut stained oak posts, counters and cabinets, bar sink, draft fountain.
<b>Bathroom</b>	2.61 x 1.85m 1-3pc.	≈ Walnut stained oak panelling, pedestal sink, separate shower, slate floors.
<b>Exercise Room/ Bedroom</b>	3.61 x 3.43m	≈ Carpeted, low voltage pot lights, large wall mirror.
<b>Office:</b>	1.99 x 2.84m Irreg.	≈ Slate floors, walnut stained built-in shelves and desks, low voltage pot lights.
<b>Furnace Room</b>	2.85 x 1.21m	≈ Gas furnace, hot water tank (rental).
<b>Laundry Room</b>	2.65 x 2.41m	≈ Slate floors, 'GE' Washer, 'Moffat' dryer, storage.

### **Additional information as per Vendor:**

- ≈ **Exclusions:** Curtains.
- ≈ Rental: Hot Water Tank
- ≈ **Inclusions:** Gas burner and equipment, 1 fridge, 1 build-in stove, built-in dishwasher, washer & dryer in basement, bar fridge and draft machine in basement, stackable washer & dryer on third floor, broadloom where laid, electric light fixtures, hot tub & equipment, ductless central air conditioner and alarm system.
- ≈ New roof (cedar shingle) on back slope 1996.

For Further information, please contact

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