

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



92 Madison Avenue

“Magnificent 3 family home”

- FEATURING: Renovated and restored stately Victorian 3 storey. Lower: Main & Basement 2000 sf exquisitely renovated owner’s suite. 11’ ceilings, multiple fireplaces, bay windows, formal living & dining rooms. Fabulous renovated kitchen overlooking yard. 2nd floor: Charming 2 bedroom apartment. Bay windows, high ceilings, multiple fireplaces, hardwood floors. 3rd floor: restored, delightful 2 bedroom apartment.
- LOCATION: Surrounded by Victorian mansions. Walk to Bloor subway and Yorkville restaurants and shops.
- SCHOOLS: Huron Street Jr PS, Jesse Ketchum Jr & Sr PS, Jarvis CI, 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: 25 feet x 127 feet
- TAXES: \$7,562.24 (2005)
- OFFERED AT: **\$1,199,000.00**

MAIN FLOOR

Bi-level, 3 bedrooms, 2 lavish bathrooms.

Main floor and basement-owner's suite

<i>Foyer</i>		≈ Hardwood floors, crown mouldings, halogen lights, large closet, storage area.
<i>Living Room</i>	5.69 X 3.56m	≈ Crown moulding, fireplace with ornate mantel, hardwood floors, 11' high ceilings, bay window, stained glass highlights, French doors, high baseboard.
<i>Dining Room</i>	5.21 x 3.96m	≈ Opens to kitchen, hardwood floors, crown mouldings, beamed ceilings, Victorian fireplace with hand-painted tiles, bay window, high baseboard
<i>Kitchen</i>	5.26 x 4.27m	≈ Centre island, halogen lights, hardwood floors, granite counters, breakfast bar, tall windows with transom, French door to landscaped yard, maple cabinets with ample storage and counter space.
<i>Appliances:</i>		≈ Stainless steel fridge, built-in stove, dishwasher, fan hood.
<i>Bathroom</i>	1-4pc.	≈ Renovated claw-foot deep tub, hardwood floors, pedestal sink.

LOWER LEVEL

Part of the owner's unit renovated throughout.

<i>Bedroom/ Office</i>	4.83 x 3.45m	≈ Slate floors, halogen lights, tall casement windows, French doors, Ensuite laundry/storage room.
<i>Laundry/</i>		≈ Washer/dryer, slate floors.
<i>Bedroom</i>	3.84 s 3.78m	≈ Slate floors, halogen lights, 2 closets, French doors, walkout to yard.
<i>Master Bedroom</i>	3.99 x 4.78m	≈ Broadloom, halogen lights, closet with French doors.
<i>Bathroom</i>	1-4pc.	≈ Lavishly renovated spa-like bathroom, deep corner whirlpool tub, separate shower large vanity.

SECOND FLOOR

**Charming, spacious renovated 2 bedroom apartment.
Currently rented for \$1,550/month+utilities (month to month).**

<i>Living Room</i>	6.50 x 5.26m	≈ Hardwood floors, beamed ceiling, fireplace, French doors with walkout to balcony, bay window.
<i>Kitchen</i>	3.12 x 1.83m	≈ Ceramic floors, fridge, stove, dishwasher.
<i>Bedroom</i>	4.32 x 4.11m	≈ Hardwood floors, fireplace, 9'5" ceilings, bay window, closet.
<i>Bedroom</i>	4.34 x 3.00m	≈ Hardwood floors, cove ceilings, closet.
<i>Bathroom</i>	1-3pc.	≈ Ensuite laundry, washer, dryer.
<i>Powder Room</i>	1-1pc.	

THIRD FLOOR

**Renovated 2 bedroom apartment.
Currently rented for \$1,600/month+utilities (month to month).**

<i>Living Room</i>	5.18 x 4.29m	≈ Hardwood floors, fireplace, closet, bay window.
<i>Kitchen</i>	3.35 x 3.22m	≈ Eat-in, ceramic floors, halogen lights, pantry, fridge, stove, dishwasher.
<i>Bedroom</i>	4.11 x 3.66m	≈ Hardwood floors, closet.
<i>Bedroom</i>	4.70 x 2.77m	≈ Hardwood floors, closet.
<i>Bathroom</i>	1-3pc.	≈ Claw-foot tub, pedestal sink.
<i>Laundry</i>		≈ Washer/dryer.



Inclusions:

- ⌘ Electrical light fixtures, broadloom where laid, window coverings, 3 fridges, 3 stoves, 3 dishwashers, 3 washers, 3 dryers.

Exclusions:

- ⌘ stained glass window in main floor kitchen and in garden shed and any fixtures belonging to tenants.

Improvements as per Seller:

- ⌘ Exterior meticulously tuck pointed and restored by a mason specialising in heritage home restorations.
- ⌘ New front porch
- ⌘ New custom made Spanish Cedar Bauhaus design front door
- ⌘ Main floor and basement: luxury renovation throughout including new services, walls, slate and hardwood floors. Fabulous bathrooms and designer's kitchen. New windows and restored + new quality doors.

For Further information, please contact

Ophira Sutton

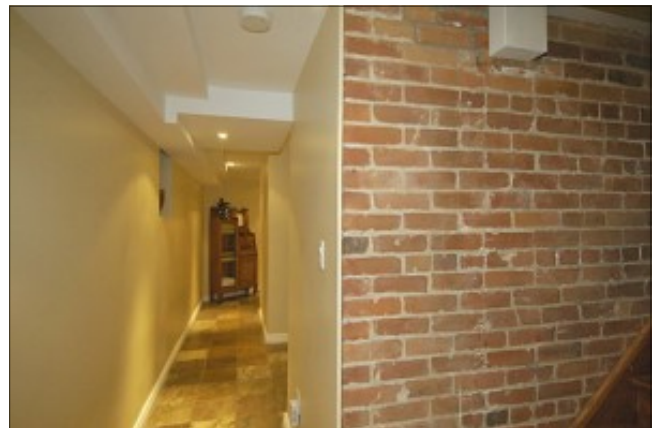
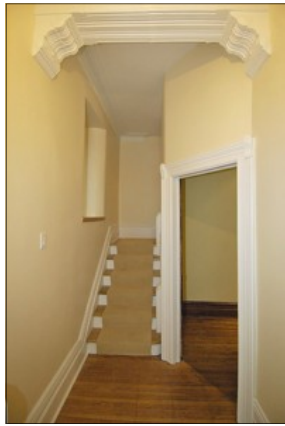
Sales Representative

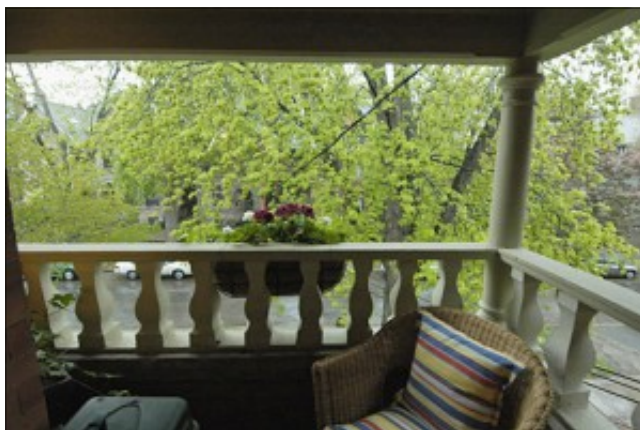
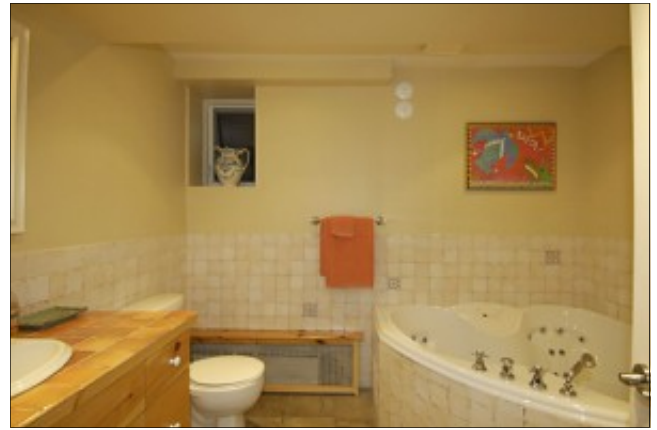
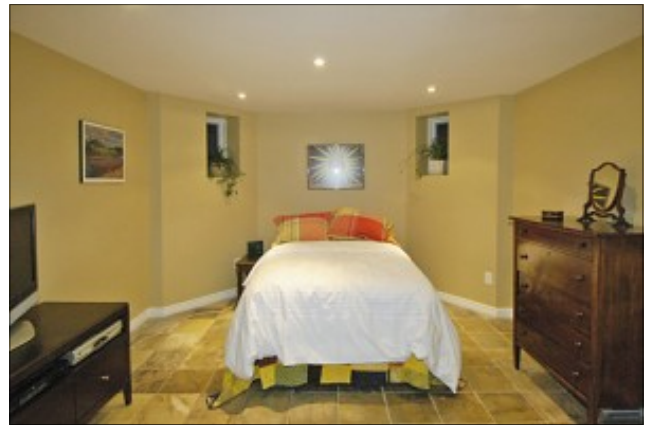
Sutton Group-Associates Realty Inc., Brokerage

416-966-0300

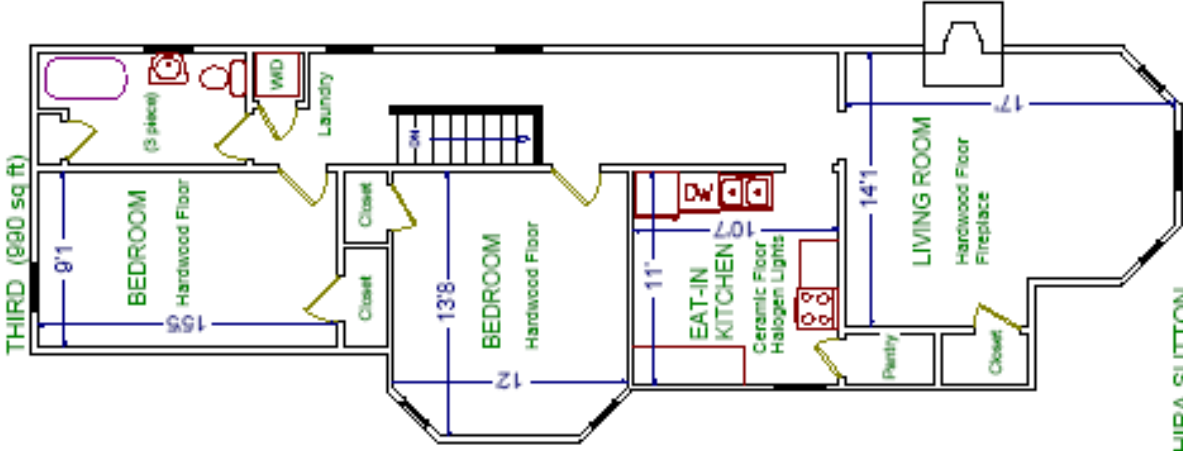
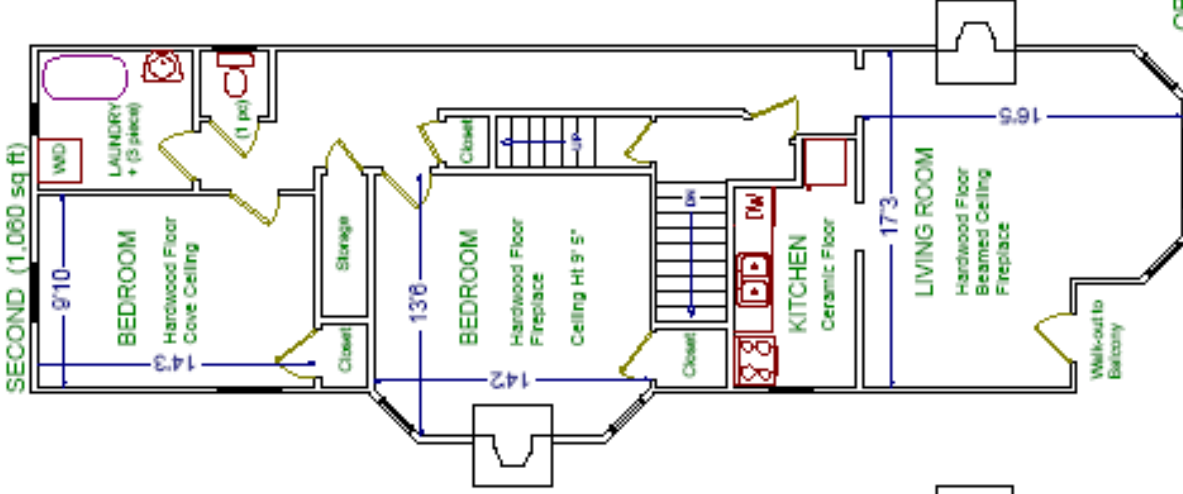
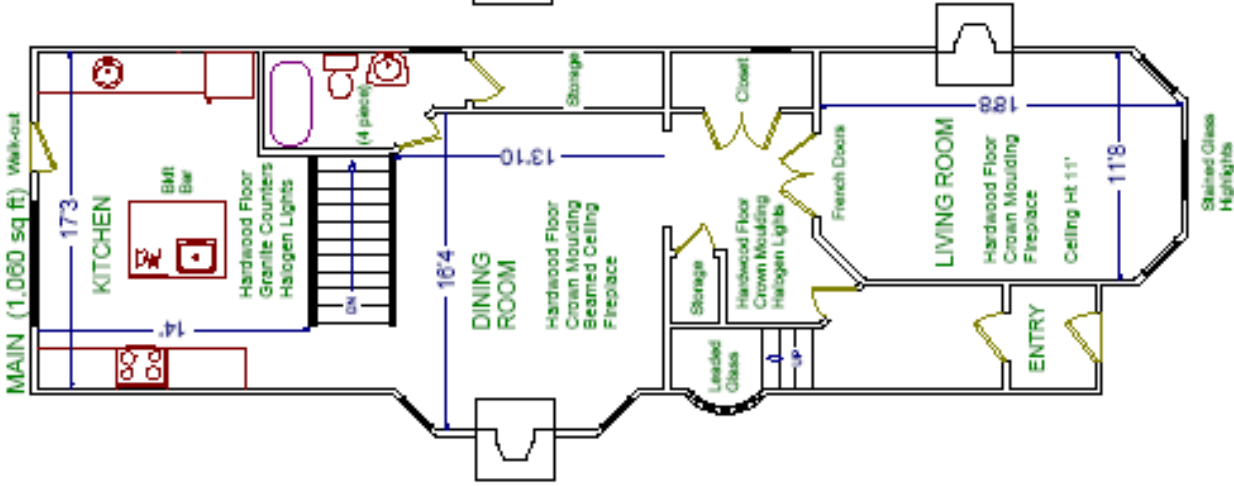
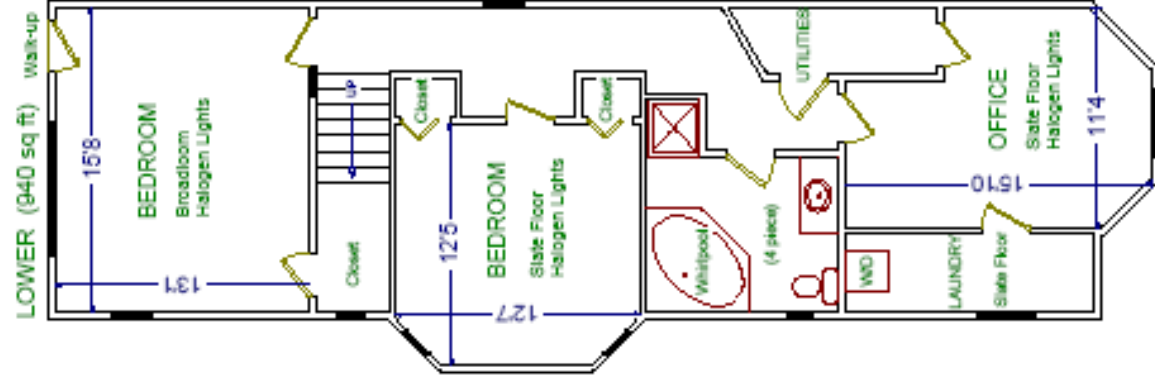
ophirasutton@rogers.com

www.ophirasutton.com





92 MADISON AVENUE



OPHIRA SUTTON

Sales Representative

(416) 866-0300

Sutton Group - Associates Realty Inc.

Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.
FloorPlans Unlimited (416) 766-7475