

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



95 Bedford Rd.

"Stately East Annex Victorian"

FEATURING: Glorious multi family home. Extensively renovated over the years. Presently divided into 3 self-contained luxurious units. Very high ceilings, stained glass and gorgeous Victorian details. Quality mechanical systems. High quality windows and doors. Custom roll-up shutters. New wood floors.

LOCATION: Located in the Annex just steps to St. George subway.

SCHOOLS: Quality private & public schools. Huron Street Jr PS, Jesse Ketchum Jr & Sr PS, Jarvis CI, Hawthorne Alternative School, Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College. University of Toronto.

PARKING: Mutual driveway

LOT SIZE: 23.42 feet x 127 feet

TAXES: \$7,901.47 (2006)

OFFERED AT: \$1,290,000

Upper Unit Owner Occupied: 2nd and 3rd Floors

Luxurious, very bright and spacious 3 bedrooms, 2 baths

Second Floor

Living Room	5.61 x 5.03m	☞ Brick fireplace, new hardwood floors, top of the line tall windows, track lights.
Bedroom	3.81 x 3.71m	☞ Double closet, hardwood floors.
Eat-I n Kitchen	4.19 x 2.92m	☞ Wall of quality windows, roll-up “Rollag” shutters.
Washroom	1-5pc.	☞

Third Floor

Hallway		☞ Roll-up “Rollag” shutters, large walk-in closet and linen closet.
Master Bedroom	5.03 x 4.06m	☞ Motorized roll-up “Rollag” shutters, large closet, slide out window to roof deck.
Studio/Bedroom	4.65 x 3.96m	☞ 3 closets, built-in desk, walk-out to Victorian balcony.
Bathroom	1-5pc.	☞ Marble floors and wall, separate shower stall, whirlpool tub.



Self-Contained Main Floor Apartment

Large 1 Bedroom + Den

Currently leased for \$1,550.00/month including utilities.

Leased until April 30, 2007.

Living Room	4.93 x 4.09m	↻ Tall Victorian windows with stained glass, elaborate wood trim fireplace (closed), hardwood floors.
Kitchen	4.06 x 3.45m	↻ Large eat-in.
Den/Study	3.02 x 2.97m	↻ Walk-out to yard.
Bedroom	4.06 x 3.76m	↻ Double closet, hardwood floors.
Bathroom	1-5pc.	

Self-Contained Basement Apartment

1 Bedroom Unit

Currently leased for \$850.00/month including utilities.

Leased until March 31, 2007.

Living Room	3.02 x 2.49m	
Kitchen	4.06 x 3.91m	
Bedroom	4.39 x 2.87m	↻ Double closet
Bathroom	1-4pc.	

Basement leisure area used by owner.

Hallway		↻ Large cedar closet.
Office		
Utility Room	4.27 x 2.16m	↻ Hot water tank (owned)
Laundry		↻ Coin operated (shared by all)
Bathroom	1-3pc,	↻ Toilet not functioning.

Inclusions:

All existing light fixtures, 3 fridges, 3 stoves, 1 washer and dryer (coin operated), 2nd floor kitchen water filter.

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

- ✎ Enlarged 3rd floor and completed extensive interior renovations (1985)
- ✎ Completed the rear one storey extension (2003)
- ✎ Yard-interlocking brick
- ✎ Roof -12 years. Asphalt shingles and membrane
- ✎ 200 amps, all wiring upgraded in 1985
- ✎ Copper plumbing upgraded in 1985
- ✎ Hot water boiler with radiators, central air. Natural gas. New boiler and central air in 1985
- ✎ July 13, 2005, property deemed by Toronto fire services to be in compliance with Section 9.5 of the Ontario Fire Code, O. Reg. 388/97 as amended, and City of Toronto By-Law No. 60-1998.
- ✎ Property equipped with Modeno security locks on all the doors to the house as well as to tenants' apartment
- ✎ Doors from the staircase to the apartment are fire rated as per Fire Department code
- ✎ Windows are metal frame "Rollag" which cannot be opened from the outside. Also installed metal shutters from "Rollag"
- ✎ Exit doors are fire pull station as per fire code
- ✎ Carbon monoxide and smoke alarm detectors are hardwired as per fire code
- ✎ Self-closing devices on all doors opening on north stairway as per fire code
- ✎ Water filter on 2nd floor kitchen-PureTouch Aquasuite Water Filtration System Moen MicroTech 9000.

For Further information, please contact

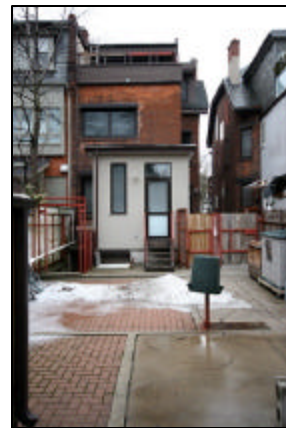
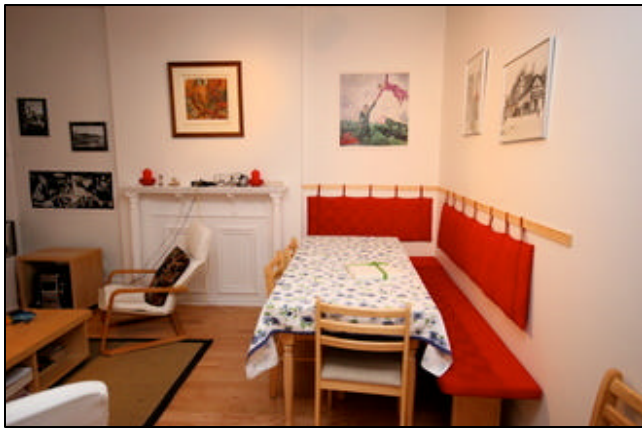
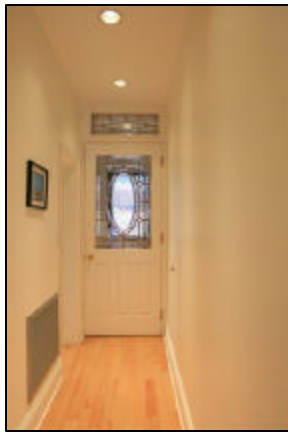
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