

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



95 Prince Arthur Ave. #213

"Prime East Annex Location"

- FEATURING:** Spacious condo apartment: 1 bedroom + a large den. Ensuite laundry. Kitchen with 3 appliances opens to an open concept living/dining room. Large bedroom with a wall of French doors and walk-in closet. Tall windows in living room and den. Popular well managed building with 24 hours security, roof deck, hot tubs and BBQ.
- LOCATION:** Situated on a quiet residential street surrounded by century homes & landscaped gardens. Steps to Bloor Street subway and Yorkville shops.
- SCHOOLS:** Huron Street Jr. P.S., Jesse Ketchum Jr & Sr P.S., Jarvis C.I., Royal St. George's, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College, U of T.
- PARKING:** 1 car parking #P2-47
- LOCKER:** 1 locker #P1-21
- MAINTENANCE:** \$455.14/month
- TAXES:** \$2,370.90 (2007)
- OFFERED AT: **\$349,000.00****

Foyer	3.05 x 1.22m	☞ Coat closet, ensuite laundry.
Living Room/ Dining Room	4.19 x 3.45m	☞ Open concept, large window, broadloom.
Kitchen	2.97 x 2.29m	☞ U-shaped, ceramic tiled floors, halogen lights. ☞ Appliances: built-in dishwasher, electric stove, fridge.
Bedroom	4.57 x 3.07m	☞ Broadloom, walk-in closet, wall of French doors.
Den	3.18 x 2.44m	☞ Broadloom, large north facing window, wall of French doors.
Bathroom	1-4pc.	☞ Ceramic tiled floors, large wall mirror.
Ensuite Laundry		☞ Stackable washer & dryer.

Inclusions:

All electrical light fixtures, fridge, stove, dishwasher, washer, dryer, central air conditioning, all window coverings.

Maintenance Fees \$455.14 includes:

☞ Heat, hydro, water, central air conditioning, building insurance, parking, common elements.

For Further information, please contact

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