

ANNEX HOME FOR SALE

by

Ophira Sutton

Sales Representative



95 Prince Arthur Ave. #716

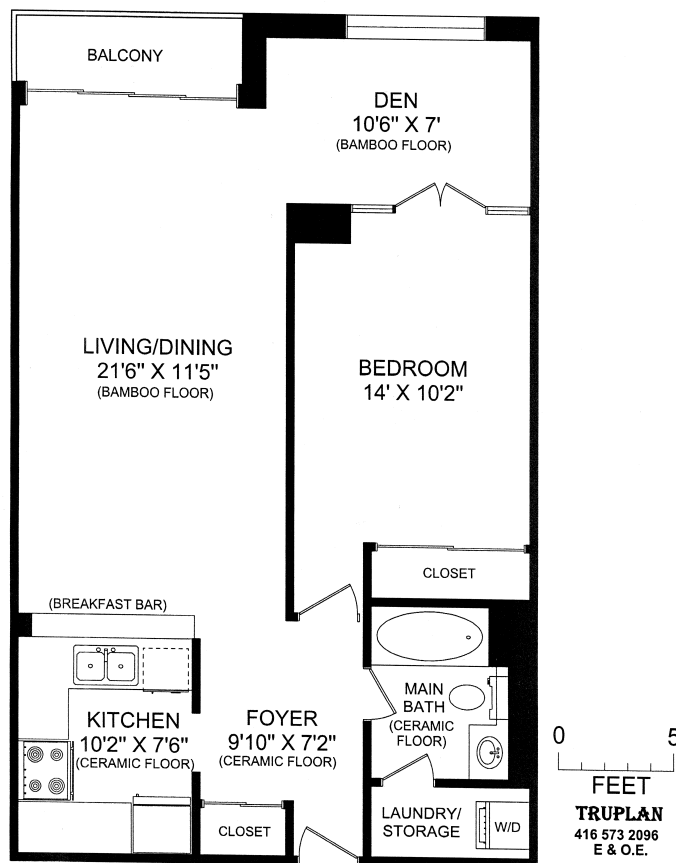
“Prime East Annex Location”

FEATURING: Rare offering at this high demand building. A 1 bedroom unit with a balcony. Upgraded bamboo floors in living/dining room + den. Prime location in the Annex-Yorkville pocket.

OFFERED AT: **\$359,000**

<i>Foyer</i>	3.00 X 2.18m	☞ Coat closet, ceramic floors.
<i>Living Room/ Dining Room</i>	6.55 x 3.48m	☞ Bamboo floors, walkout to balcony.
<i>Kitchen</i>	3.10 x 2.29m	☞ Ceramic floors, overlooking dining room. ☞ Fridge, stove, dishwasher.
<i>Master Bedroom</i>	3.10 x 3.00m	☞ Closet, walkout to Den, French doors.
<i>Den</i>	3.20 x 2.13m	☞ Wall of windows.
<i>Bathroom</i>	1-4pc.	☞ Opens to laundry room.
<i>Laundry</i>		☞ Washer, dryer.

95 PRINCE ARTHUR AVENUE, SUITE 716



782 SQUARE FEET
(CEILING HEIGHT : 8'-0")

Floor plan, measurements and area may not be 100% accurate.



Inclusions:

Fridge, stove, built-in dishwasher, washer, dryer, electrical light fixtures, window coverings.

Exclusion:

Light fixture in foyer.



PARKING: 1 car parking (owned) #B36

MAINTENANCE: \$430.00

Includes: Water, hydro, central air conditioning, building insurance, parking, common elements.

SCHOOLS: Huron Street Jr PS, Jesse Ketchum Jr & Sr PS, Jarvis CI, University of Toronto

TAXES: \$2,676 (2008)

For Further information, please contact

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All above measurements are approximate and are given in meters except where stated. The information included in this feature sheet was collected from various sources. We are not responsible for typographical errors. Please refer to listing information sheet when preparing an offer to Purchase.