

# ANNEX HOME FOR SALE

by

**Ophira Sutton**

Sales Representative



## 95 Prince Arthur Ave. #806

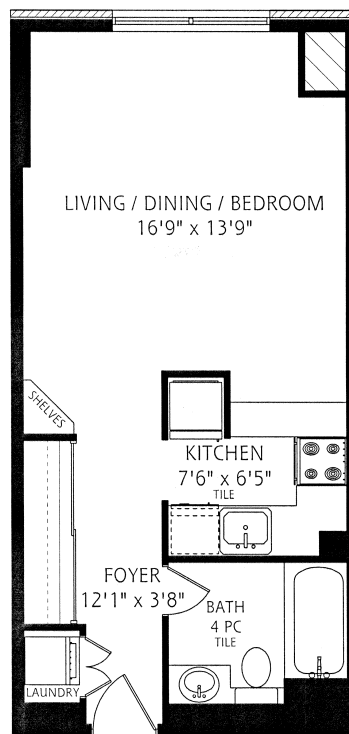
*“Prime East Annex Location”*

**FEATURING:** Your perfect pad in the City. Perfect Annex location just a short walk to Bloor and Avenue Road, Yorkville, U of T and the finest of Bloor Street shopping. 435 square feet including an open concept living/dining/bedroom + kitchen, bathroom and ensuite laundry. High demand quality building surrounded by mature gardens.

**OFFERED AT: \$260,000**

<i>Foyer</i>	3.71 x 1.12m	↻ Large closet with sliding doors.
<i>Living/Dining/Bedroom</i>	5.13 x 4.19m	↻ Laminate floors.
<i>Kitchen</i>	2.29 x 1.98m	↻ Appliances: Fridge, stove, dishwasher.
<i>Bathroom</i>	1-4pc.	
<i>Laundry</i>		↻ Washer, dryer.

**95 PRINCE ARTHUR  
SUITE 806**



435 SQUARE FEET



ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

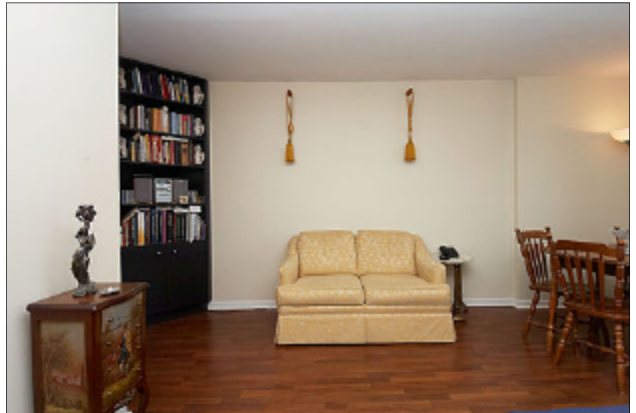
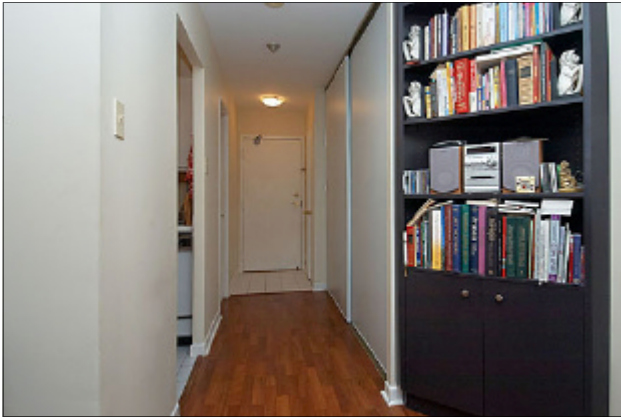
**OPHIRA SUTTON**  
SALES REPRESENTATIVE



SUTTON GROUP - ASSOCIATES REALTY INC., BROKERAGE  
(416) 966 - 0300



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## Inclusions:

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



PARKING: 1 car parking (owned) #B46

LOCKER: (owned) #284

MAINTENANCE: \$238.49

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: \$1,504.87 (2008)

For Further information, please contact

**Ophira Sutton**

Sales Representative

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[www.ophirasutton.com](http://www.ophirasutton.com)

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.