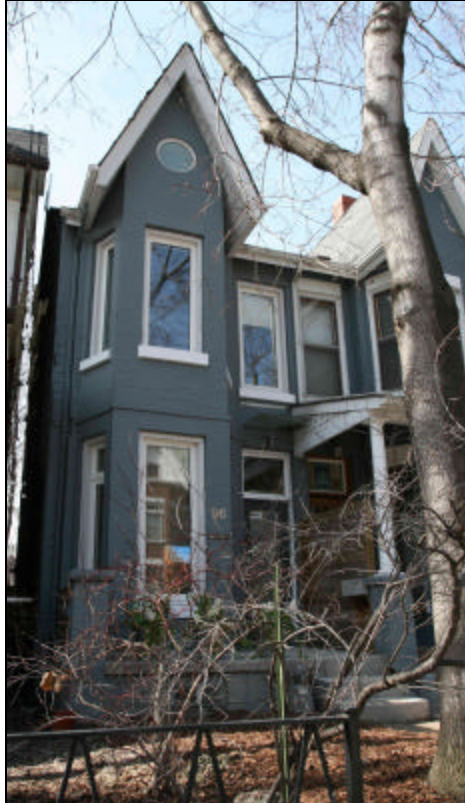


# Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



## 96 Borden Street "Striking Contemporary Victorian"

**FEATURING:** Architectural high-end renovated U of T masterpiece. Walnut stained hardwood floors. Very high ceilings. Floating steel staircase. Main floor sitting room with fireplace. Spectacular bathroom. Slick high gloss kitchen and walkout to yard.

**LOCATION:** Quiet street near quaint Harbord and trendy College.

**SCHOOLS:** Quality private & public schools. King Edward Jr and Sr Public School, Harbord 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:** 1 car parking via lane

**LOT SIZE:** 12 feet x 137 feet

**TAXES:** \$4,295.54 (2006)

**OFFERED AT: \$634,900**

## Main Floor

- Living Room**                      9.09 x 3.35m      ✎ Combined with Dining room, walnut stained hardwood floors, tall bay window, custom Boise sound system, low voltage dimmable pot lights.  
✎ Architectural steel floating staircase.
- Dining Room**                      ✎ Combined with Living room, walnut stained hardwood floors, low voltage pot lights.
- Family Room**                      4.52 x 2.90m      ✎ Wood burning fireplace, hardwood floors, low voltage pot lights.
- Kitchen**                              4.14 x 2.67m      ✎ Contemporary high gloss architectural style (no uppers) Corian counters and sink, stainless built-in appliances and hood, walnut stained hardwood floors, wall of windows, walkout to deck and garden. Low voltage pot lights, pocket doors with frosted glass, exterior awning over deck.  
✎ Appliances: Frigidaire solid top built-in stove, Frigidaire built-in dishwasher, LG 2 fridge with water dispenser.

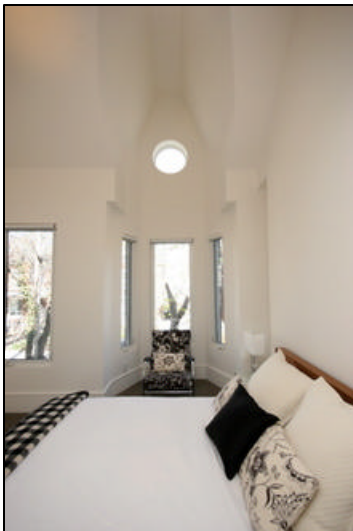


## Second Floor

**Master Bedroom**      3.45 x 3.43m      ⌘ 2 storey high atrium with cathedral ceilings, walk-in closet with organisers, low voltage pot and spot lights.

**Bedroom**      3.91 x 6.73m      ⌘ Extra bright, loft-like ceilings, surrounded by windows and glass blocks. Custom shades, carpeted, large closet with organisers, modern Archimedean wall sconces, low voltage pot lights.

**Luxury Bathroom**      1-4pc.      ⌘ Hansgrohe fixtures, heated floors, Japanese soaker tub, very large solid glass shower stall with subway tiles. Corian counter and sink, contemporary plumbing fixtures, built-in medicine cabinet, skylight, custom blinds, pocket door.



## Third Floor

**Bedroom**      5.05 x 2.74m      ⌘ Sliding panels to open up space. Walkout to deck, low voltage pot lights, double closet with organisers and frosted sliding doors, skylight, carpeted, black-out blinds.



## Basement

Recreation Room/ Bedroom	4.37 x 3.20m	↻ Cedar closet, carpeted
Laundry	3.78 x 2.74m	↻ Washer, dryer
Storage	2.87 x 2.62m	
Bathroom	1-2pc.	



### Inclusions:

- ↻ Fridge, stove, dishwasher, washer, dryer, existing window coverings, existing light fixtures-2 wall sconces, gas burner and equipment, central air conditioner.

### Additional information as per Seller:

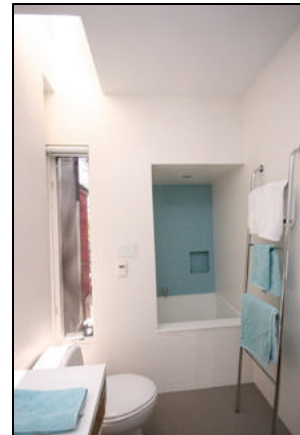
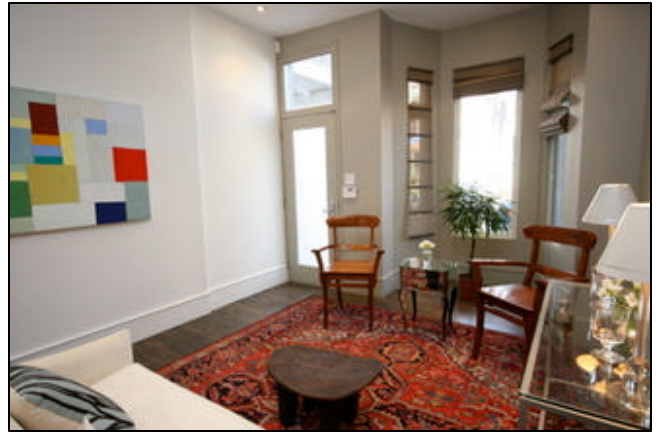
- ↻ New high end sound proofing

For Further information, please contact

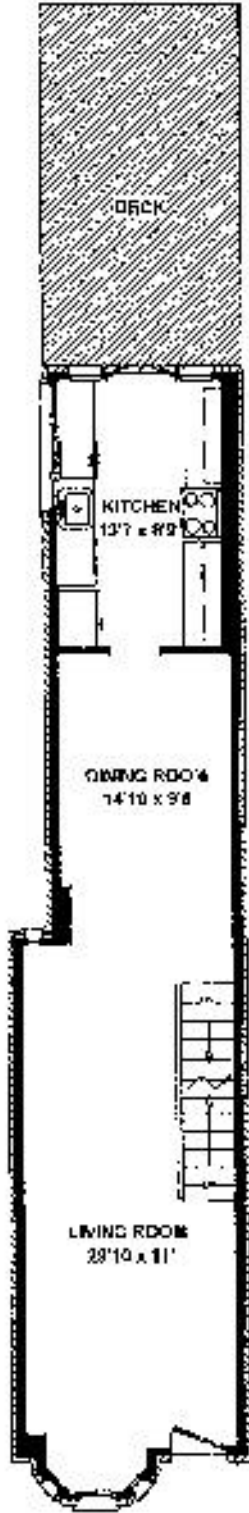
**Ophira Sutton**  
Sales Representative

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**416-966-0300**

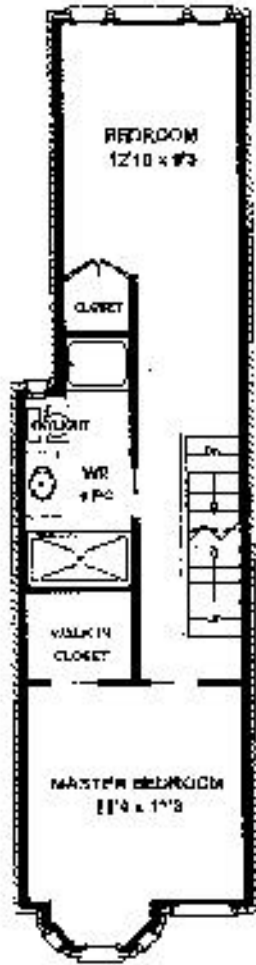
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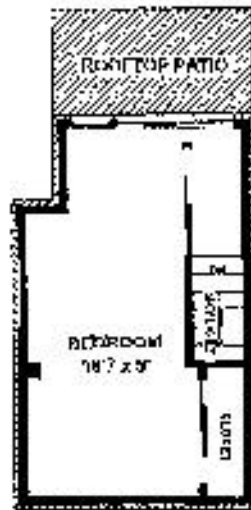
86 BORDEN ST



MAIN FLOOR  
665 SQ FT

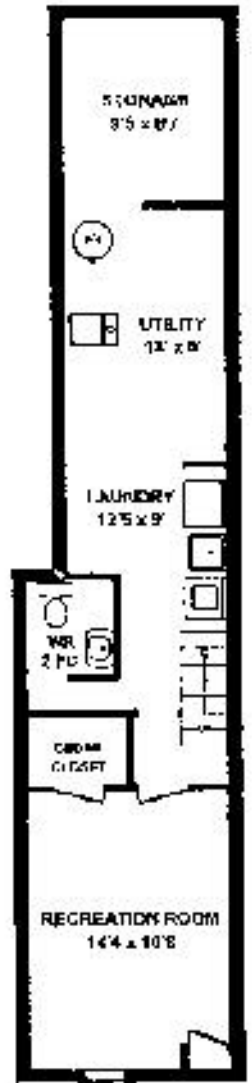


SECOND FLOOR  
589 SQ FT



THIRD FLOOR  
260 SQ FT

Room Size: Measurements may not be 100% accurate. Bath Plans are provided for convenience and are to be used as a guide only.  
FLOORPLAN NUMBER: 411-1024



LOWER LEVEL  
653 SQ FT