

SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE

358 Davenport Road, Toronto C02, ON M5R1K6

416-966-0300



974 Shaw St **Sold: \$986,000**
 Toronto, Ontario M6G3M7 Toronto W02 Dovercourt-Wallace
 Emerson-Junction **List: \$849,000**
Orig Price: \$849,000 **Taxes:** \$3,901.18/2011 116 % List
 N Dovercourt-
 Wallace
SPIS: Emerson- **DOM:** 4 **Contract:** 2/7/2012 **Sold:** 2/11/2012
 Junction 114-16-
 P

Detached **Fronting On:** W **Rooms:** 7+3
3-Storey **Acreage:** **Bedrooms:** 4+2
Dir/Cross St: Dupont/Ossington **Washrooms:** 4
Lot: 30X100 Feet **1x4x2nd, 1x3x2nd,**
Lot Irreg: **1x2xMain,**
1x3xLower

MLS#: W2281174

PIN#:

Kitchens: 1 + 1
Fam Rm: Y
Basement: Fin W/O

Fireplace/Stv: Y
Heat: Gas
 Forced Air
A/C: Central Air **Central Vac:**
Apx Age:
Apx Sqft:
Assessment:

Elevator: **Laundry Lev:**
Phys Hdcap-Equip:

Exterior: Brick

DrIve: Private
GarType/Spaces: None/0
Parking Spaces: 4
UFFI:
Pool: None

Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewers: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:

#	Room	Level	Dimensions (m)			
1	Living	Main	4.62 x 3.56	Hardwood Floor	Fireplace	Pot Lights
2	Dining	Main	3.40 x 2.36	Hardwood Floor	Combined W/Kitchen	Track Lights
3	Kitchen	Main	4.32 x 3.53	Centre Island	Stainless Steel Appl	W/O To Deck
4	Master	2nd	5.23 x 3.76	3 Pc Ensuite	Hardwood Floor	Bay Window
5	Br	2nd	4.11 x 2.64	Hardwood Floor	O/Looks Backyard	
6	Den	3rd	4.80 x 3.00	Hardwood Floor	Track Lights	
7	Br	3rd	4.34 x 2.64	Track Lights		
8	Br	3rd	4.45 x 3.12	Track Lights		
9	Living	Lower	3.86 x 2.84	Combined W/Dining	Pot Lights	
10	Kitchen	Lower	4.32 x 1.70	Pot Lights		
11	Br	Lower	3.86 x 2.74			

Popular 'Christie Village'. Renovated Family Home. Detached, 4 Bedrooms, 3 1/2 Bathrooms+Family Room. Extensive Renovation Throughout. Open Concept Main Floor. Hardwood Floors, Glass Railings. Fireplace, Tall Ceilings. Striking Island Kitchen. Walkout To Large Deck And Garden. Master Suite W/Ensuite Bathroom And A Wall Of Closets. Self-Contained One Bedroom Basement Unit With Walkout. Massive 30' Wide Lot. Walk To Faema Cafe, Shops Of Dupont Row, Bloor Subway
 Elf, Ss Convection Gas Stove With 2 Ovens, Ss Fridge, Ss B/I Microwave, Ss Dishwshr, Washer, Dryer, Bsmt Fridge & Stove, Bathrm Cabinetry, Window Shutters, All Window Coverings, Kitchen Counter Stools, Cac, Roughed-In Central Vac, Alarm Sys

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE 416-966-0300