

# Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



## 99 Borden Street

'Chic Victorian Reno''

- FEATURING:** Tastefully renovated throughout. Exceptionally high ceilings. 3 storey, 4 bedrooms, 4 bathrooms. Open concept living-dining. Ornate railings. Fireplace, high baseboards & hardwood floors. Upscale, eat-in island kitchen. Tall double doors to a large deck & garden. Perfect for entertaining. Large rooms, updated mechanicals.
- LOCATION:** Located in Quaint "U of T" Village. Quiet street near popular Harbord and College.
- SCHOOLS:** King Edward Jr & Sr Public School, Harbord C.I., Montessory, U of T, St. Georges, Institute for Child Study.
- PARKING:** Private lane, 2 car parking
- LOT SIZE:** 15 feet x 105 feet
- TAXES:** \$4,810.67 (2006)
- OFFERED AT: **\$679,000****

## MAIN FLOOR

Living Room	5.59 x 2.67m	↻ Open concept, Hardwood floors, crown moulding, halogen lights, fire-place, built-in bookcase.
Dining Room	5.28 x 4.37m	↻ Hardwood floors, crown moulding, halogen lights, 10' high ceilings.
Kitchen	3.56 x 3.28m	↻ Renovated upscale eat-in Kitchen, Cork floor, halogen lights, walk-out to deck.
Powder Room	1-2pc.	↻ Cork floors.

## SECOND FLOOR

Master Bedroom	5.84 x 4.37m	↻ Hardwood floors, stained glass accent windows, 9' high ceiling, walk-in closet.
Bedroom/Office	3.28 x 3.07m	↻ Broadloom.
Bathroom	1-4pc.	↻ Very spacious luxurious spa/bath, ceramic floors.
Laundry		↻ Washer, dryer.

## THIRD FLOOR

Walkout to rooftop

Family Room/ Bedroom	4.60 x 4.37m	↻ Wood floors.
Bedroom	3.84 x 2.82m	↻ Wood floors, Ensuite 4pc. Bath.

## BASEMENT

Walkout

Bathroom	1-4pc.
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## **Inclusions:**

All electrical light fixtures, fridge, stove, dishwasher, microwave, washer, dryer, gas burner and equipment, central air conditioning, alarm system.

## **Exclusions:**

- ☞ All window coverings.

## **Additional Improvements as per Seller:**

- ☞ Entire house re-wired 200 amp
- ☞ All windows replaced
- ☞ All copper plumbing
- ☞ House is wired for phone, computer network, cable and alarm system
- ☞ Attic access hatch and attic firewalls between house & neighbours

## **2005 Utilities:**

- ☞ Water \$650/year
- ☞ Hydro \$700/year
- ☞ Water heater \$10/month
- ☞ Natural Gas \$200 per month including furnace maintenance plan.

For Further information, please contact

**Ophira Sutton**

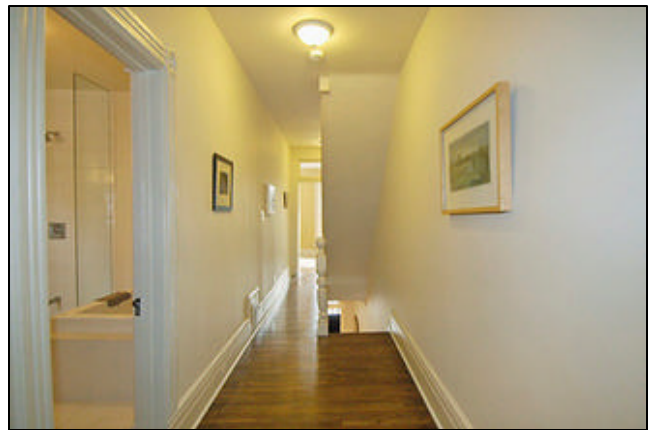
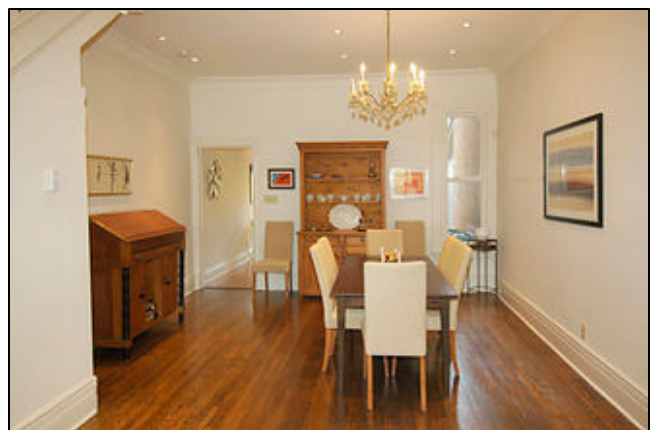
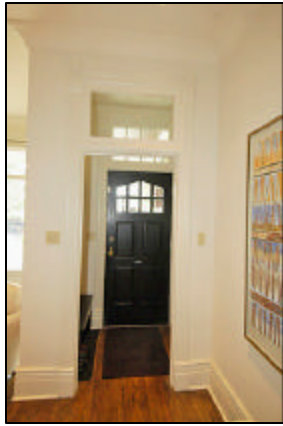
Sales Representative

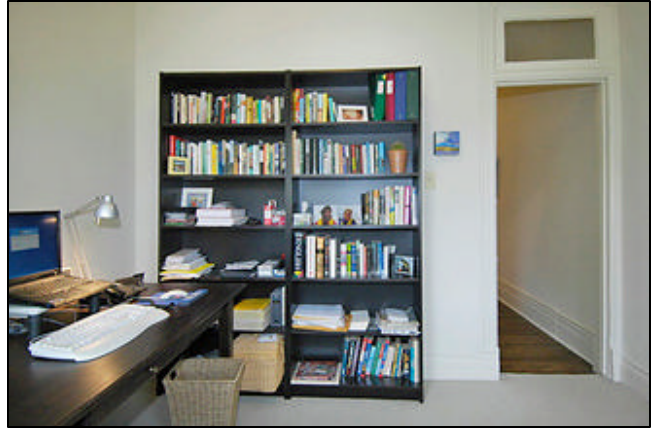
Sutton Group-Associates Realty Inc., Brokerage

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# 99 BORDEN STREET

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Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.

FloorPlans Unlimited (416) 766-7479

