

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.
Presenting



280 Borden Street

FEATURING:

Located on a beautiful Victorian row. Gutted & rebuilt. Charming home. Maple floors, high ceilings, fabulous upscale Cherry wood kitchen with professional, high end, stainless steel appliances. Lavish room size, bathroom ceiling mouldings and wood trim. Large deck & landscaped garden. It does not get any better at this price.

LOCATION

University of Toronto area walk to Bloor Street restaurants, shops and subway

LOT SIZE:

15.83 feet X 84 feet

TAXES:

\$ 3,192.81 (2003)

OFFERED AT: \$ 499,000

MAIN FLOOR

Open space living-dining room with fabulous kitchen

Living Room	5.20 X 3.20m	❖ Maple floor, ceiling moulding and medallion, bay window, ceiling fan.
Dining Room	2.69 X 3.96m	❖ Maple floor, ceiling moulding and ceiling medallion.
Kitchen	3.42 X 4.67m	❖ Renovated with peninsula layout. Cherry wood kitchen with lots of storage. Large solid granite counter top. Pot lights. ❖ Walk out to large deck and garden Under mounted double sink ❖ Built-in water filter ❖ Pantry and many pull-outs ❖ '5 star' Stainless steel professional gas range (with griddle, barbeque, stainless steel backsplash & Professional exhaust) ❖ 'Sub Zero' stainless steel fridge ❖ 'Asko' Stainless steel quiet dishwasher
Laundry	1.80 X 1.20m	❖ Stackable washer and dryer (gas)



SECOND FLOOR

Master Bedroom	4.34 X 4.57m	❖ Maple floor, bay window, extra deep wall of closet.
Bedroom	2.65 X 3.45m	❖ Maple floor.
Office	1.87 X 2.01m	❖ Broadloom, network cabling behind the wall, 2 electric circuit feeds.
Bathroom	2.92 X 2.90m 1 x 5pcs	❖ Ceramic tiled floor, separate shower stall with lights. Cezame consol sink, deep tub, new window and wall mirror.

BASEMENT

4.19 X 8.35m ❖ HWT gas (owned), gas forced air furnace
8 years old

ADDITIONAL INFORMATION:

- ◆ House gutted and rebuilt (approx. 8 years ago)
- ◆ New wiring behind the walls New ductwork as of approx. 8 years ago
- ◆ Copper plumbing
- ◆ Water supply outside replaced from the house to the property line
- ◆ High efficiency central air conditioning (approx. 3 years old)

Survey- 1995



For Further information, please contact

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Sutton Group-Associates Realty Inc., Realtor

Independently owned and operated

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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.