

# Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



## 523 Brunswick Avenue

**Fabulous reno with historical appeal.**

- FEATURING:** Neutral finishes. High ceilings, hardwood floors, restored hardware throughout. Open concept main floor. Large eat-in designer's kitchen. Lavish spa-like master bathroom. Beautifully landscaped four season garden.
- LOCATION:** Located near Bloor street, walk to subway lines, popular neighbourhood park, restaurants and shops.
- PARKING:** Convenient 1 car front pad parking.
- SCHOOLS:** Royal St. George's, Institute For Child Study, Huron Street Public School, Palmerston (French Immersion), University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College. University of Toronto.
- LOT SIZE:** 18.08 feet x 123 feet (with and subject to right of way)
- TAXES (2005):** \$4,987.09
- OFFERED AT:** \$679,000

## MAIN FLOOR

<b>Living Room</b>	4.83 X 4.52m	☞ New hardwood floors, cornice mouldings, gas fireplace with limestone hearth and facing, low voltage pot lights, bay window.
<b>Dining Room</b>	4.52 X 4.01m	☞ New hardwood floors, low voltage pot lights, tall doorway with transam window, ceiling mouldings.
<b>Eat-in Kitchen</b>	6.10 X 3.61m	☞ "IRPINIA" cabinets with marble countertop and backsplash, many deep pull-outs, undermount double sink, halogen lights under cabinets, Italian Stainless steel free standing hood, butcher block island, family-sized eating area, walkout to deck and landscaped garden.
<b>Appliances</b>		☞ GE stainless steel fridge, Italian stainless steel hood, Magic Chef gas stainless steel stove, GE profile built-in dishwasher.

## SECOND FLOOR

<b>Master Bedroom</b>	4.50 X 4.29m	☞ Refinished hardwood floors, low voltage pot lights, ceiling mouldings, bay window, closet.
<b>Bedroom</b>	4.01 X 3.61m	☞ Garden view, refinished hardwood floors, closet, new window.
<b>Bedroom</b>	3.66 X 2.62m	☞ garden view, new window, floor to ceiling closets with built-ins and bevelled mirror panelled door.
<b>Bathroom</b>	1-4pc.	☞ Lavish spa-like, renovated throughout. Step-up bath, porcelain tiles with mosaic designs, low voltage pot lights, limestone counter, custom cabinets, bevelled wall mirror.

## THIRD FLOOR

Bedroom	4.72 X 3.48m	≈ Hardwood floors, closet.
Bedroom	4.72 X 3.15m	≈ Hardwood floors, closet, walk-out to roof deck.

## BASEMENT

Self contained with walkout.

Living/ Rec. Room	5.44 X 3.15m	≈ Walk-out to back yard, painted concrete floors, double closet.
Bedroom	3.81 X 2.84m	≈ Painted concrete floors, double closet.
Bathroom	1-4pc.	≈ Large, white ceramic tiled floors.
Laundry		≈ Full size Inglis washer & dryer.

### Additional information as per Vendor:

- ≈ Upgrades: 2-200 amp service, new wiring, new plumbing, new water service to street, new front roof (2004), new hardwood on main floor, pot lights halogen on main and second floor, new windows, front porch rebuilt.
- ≈ 2004 Gas approximately \$1500 and Hydro approximately \$850.

For Further information, please contact

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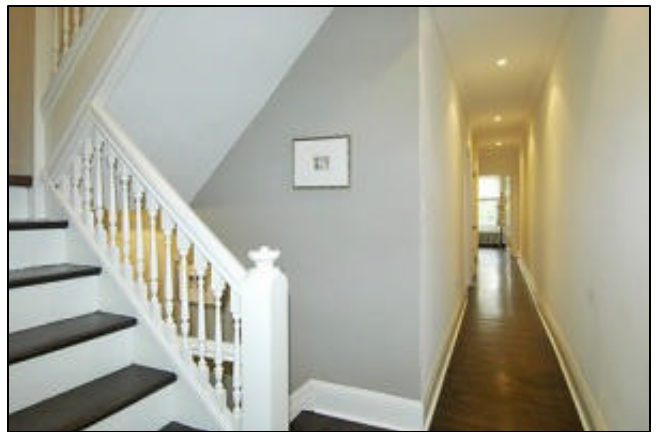
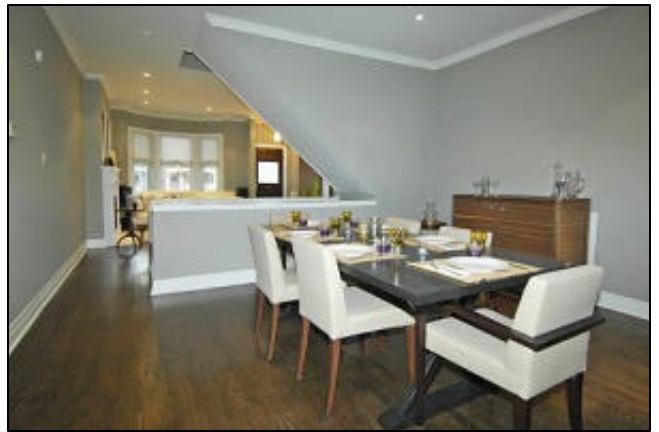
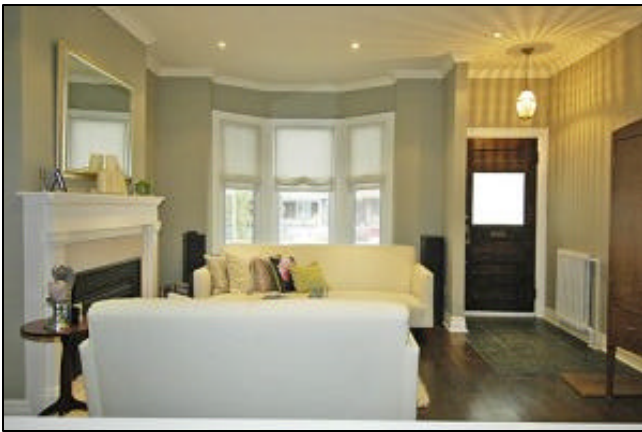
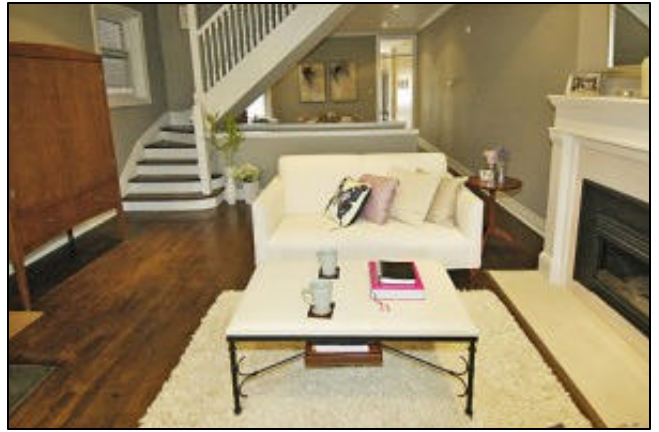
Sales Representative

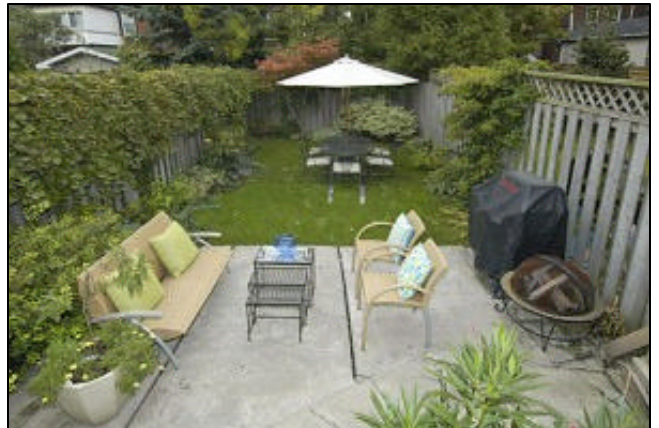
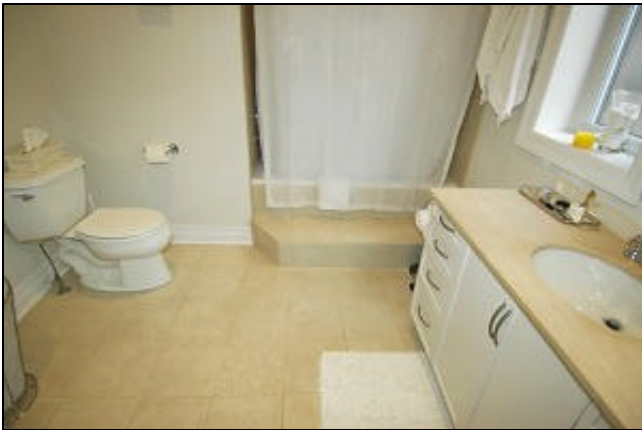
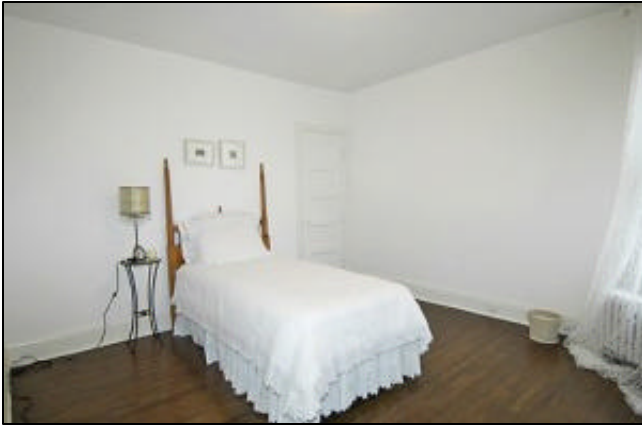
**Sutton Group-Associates Realty Inc.**

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





BRUNSWICK AVENUE  
 (Formerly Bernard Ave)

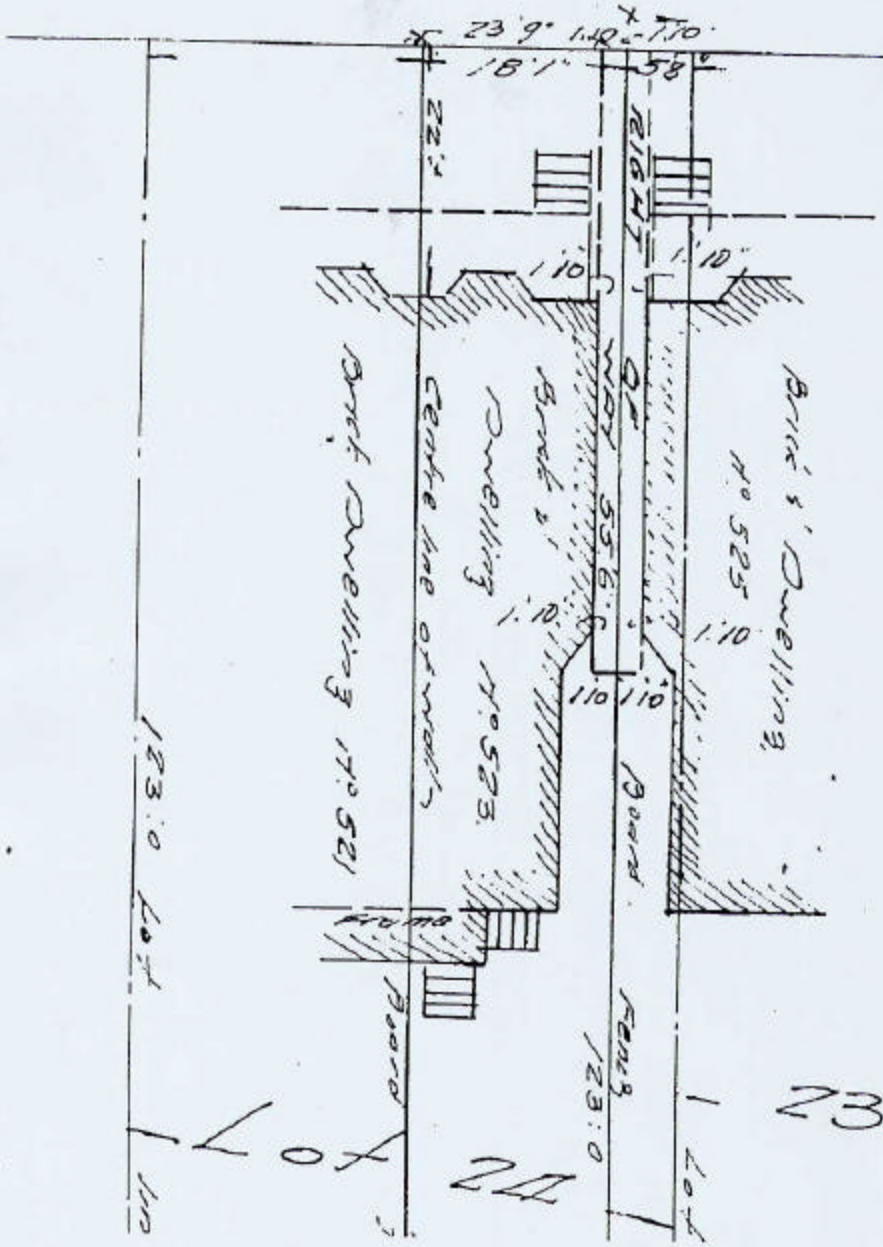


Sketch of Survey  
 OF PART OF LOT 24. REEG'S PLAN 1152  
 City of Toronto

Toronto Dec. 12th 1969

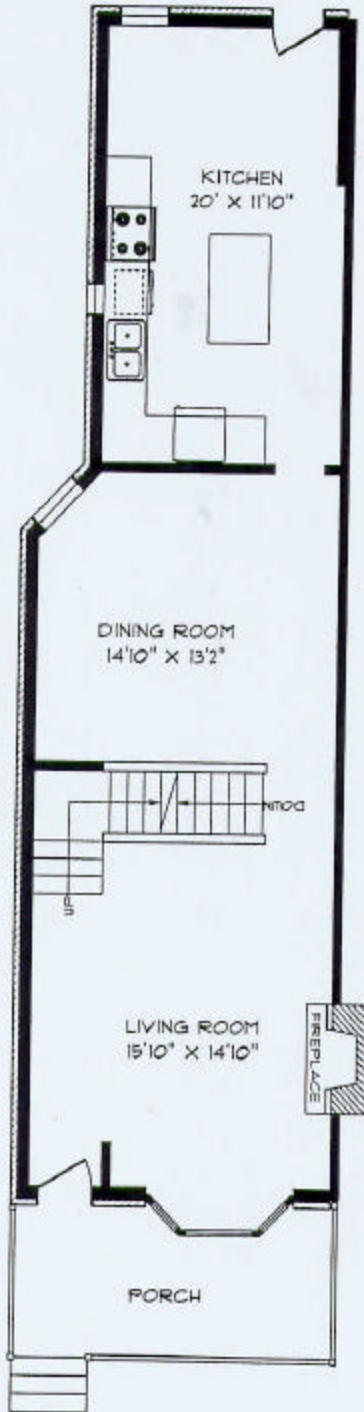
C. Seale

City of Toronto

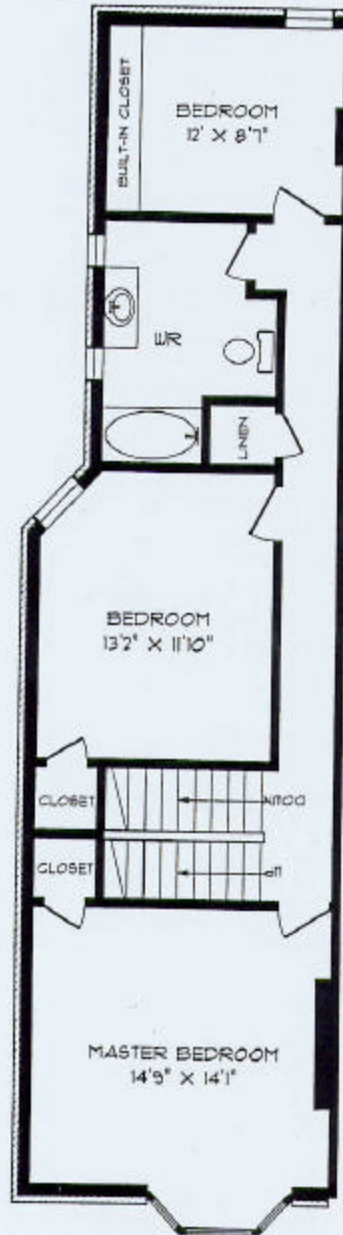


Lot 23  
 Lot 24

MAIN FLOOR  
825 SQUARE FEET



SECOND FLOOR  
825 SQUARE FEET

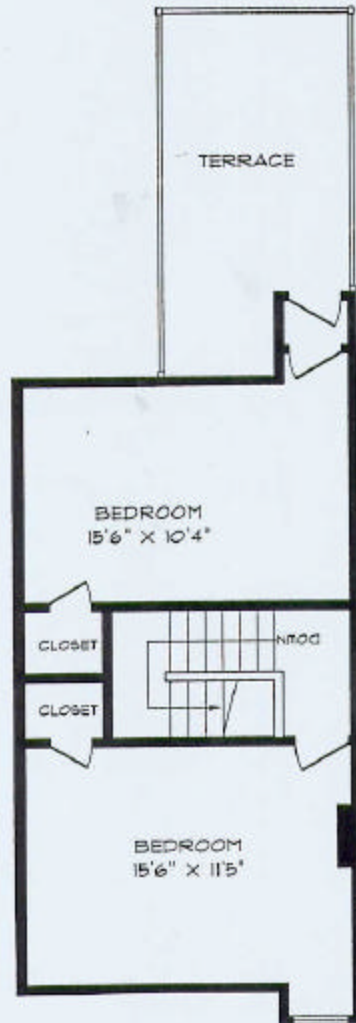


PLANIT  
—MEASURING—

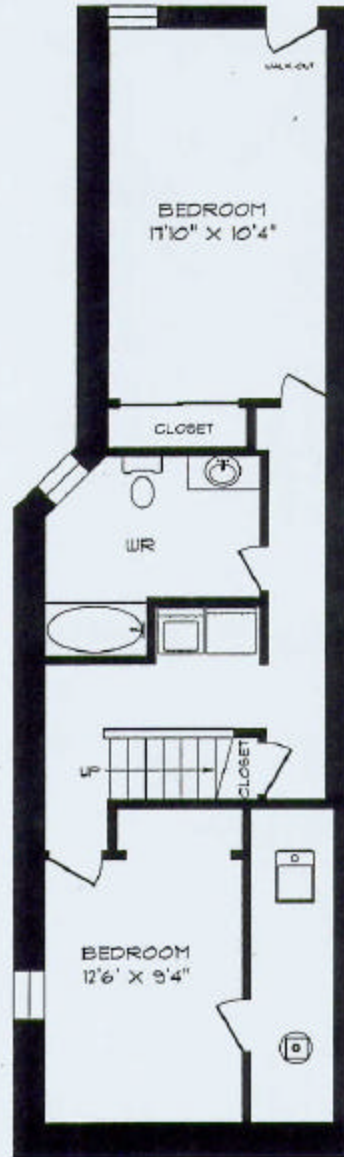
OCTOBER '05

ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE  
SINCE MEASUREMENTS ARE SUBJECT TO CERTIFICATION. E & B.  
416-361-5000

THIRD FLOOR  
505 SQUARE FEET



BASEMENT  
818 SQUARE FEET



**PLANIT**  
-MEASURING-

OCTOBER - 08

ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE  
UNLESS MEASUREMENTS ARE SUBJECT TO CERTIFICATION, E & DC  
416-361-9999