

# Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc., Realtor

Presenting



## 79 Braemore Gardens Fabulous Family Home Backing Onto An Exclusive Park

- FEATURING:** Quiet cul-de-sac. Perfect family setting. Charming, spacious, 4-bedroom house. Renovated/ Restored throughout maintaining original architectural details.
- LOCATION:** Backing onto exclusive 'Wychwood Park'. Near popular 'Hillcrest Park' which offers fabulous city skyline view, vibrant tennis club & numerous facilities for families and dogs. Walk to trendy St. Clair West restaurants, shops and TTC.
- LOT SIZE:** Pie Shaped, irregular as per survey attached
- TAXES:** \$4622.56 (2004)
- OFFERED AT:** **\$ 749,000**

## MAIN FLOOR

**Large principal rooms.  
Renovated family size kitchen combined with a  
breakfast room, overlooking landscaped garden**

<b>Foyer</b>	4.60 X 1.91m	❖ Hardwood floors, 2 closets
<b>Living Room</b>	5.59 X 4.09m	❖ Hardwood floors. Fireplace (rebuilt in 1991) with wood mantel, slate hearth and facing. French doors with bevelled glass
<b>Dining Room</b>	4.57 X 3.84m	❖ Hardwood floors, French doors, 'Acova' radiators, French windows
<b>Family Room</b>	3.91 X 2.67m	❖ Surrounded by French windows, Hardwood floors, track lights, French doors
<b>Kitchen</b>	4.34 X 2.97	❖ Designed by architect Kathleen Kurtin. Upscale, renovated in 1991, opens to a breakfast room. Corian counters, ceramic tiled floors and backsplash, low voltage track lights,
	Appliances	❖ Stainless steel GE fridge (Profile 'Brita' line), 'Maytag' built-in dishwasher, Jenn-Air downdraft gas cooktop, Jenn-Air built-in oven,
<b>Breakfast Room</b>	3.51 X 2.41	❖ 'Marvin' windows, French door, walkout to deck and landscaped garden, ceramic tiled floor

## **SECOND FLOOR**

### **3 spacious bedrooms + den. Renovated bathroom**

<b>Master Bedroom</b>	4.11 X 3.71m	❖ Wall of closets (with organizers). 'Marvin' windows, carpeted, ceiling fan
<b>Bedroom</b>	3.81 X 3.71m	❖ Windows approx. 1 year old, Double closet + linen closet, carpeted
<b>Bedroom</b>	3.84 X 2.97m	❖ Windows approx. 1 year old, carpeted
<b>Office/Den</b>	4.11 X 2.95m	❖ Designed by Janice Lindsay. Built-in bookshelves, recently installed hardwood floors
<b>Sunroom / Sitting Room</b>	2.82 X 2.01	❖ Surrounded by windows, hardwood floors
<b>Bathroom</b>	1 x 4pc	❖ Renovated, ceramic tiles

## **BASEMENT**

### **Finished space with a side entrance. Including a rec. room, bathroom, large bedroom + utility/laundry room**

<b>Recreational Room</b>	6.48 X 4.70m	❖ New 'Sisal' carpet, Pot lights, 'Acova' radiators, glass blocks, wall of closets, storage under stairs + deep closet
<b>Bedroom</b>	4.09 X 3.86m	❖ 'Sisal' carpet, double closet, Built-in shelves and drawers, glass blocks, pot lights
<b>Bathroom</b>	1 x 3 pc	❖ Ceramic tiled floors and walls, separate shower stall, glass blocks
<b>Hallway</b>		❖ Cedar closet
<b>Utility/Laundry</b>	3.86 X 2.36	❖ Mid efficiency furnace

## **Inclusions:**

Mid-efficiency furnace (1991), 2 ceiling fans, electric light fixtures, alarm system, 'Phantom' screen doors, broadloom where laid, storms and screens, hot water tank (rental), closet organisers, built-in shelves.

**Appliances:** 1 GE fridge, 1 Jenn-Air downdraft gas cooktop, 1 Jenn-Air built-in oven, 1 Maytag built-in dishwasher, 1 washer, 1 dryer.

## **Other Improvements:**

(To be verified by the buyer)

- ❖ Upgraded water supply pipe to street
- ❖ Fully planted back garden (hostas and bulbs)
- ❖ Landscaped front yard
- ❖ Roof approx. 5 year old (installed by Avenue Rd. Roofing)

For Further information, please contact

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**416-966-0300**

Email: [ophirasutton@rogers.com](mailto:ophirasutton@rogers.com)

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

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