

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



195 Humbercrest Blvd

'Tasteful Renovation in Prime Location'

- FEATURING:** Fabulous renovations. Open concept living-dining rooms. Designer's kitchen. Bright main floor with walkout to a large 2 tier deck and landscaped garden. Tasteful details throughout. Hardwood floors. Latest finishes. Don't miss it!
- LOCATION:** Located in north Baby point area. Prime street in family location.
- SCHOOLS:** Humbercrest P.S., Runnymede C.I., George Harvey C.I. Western Tech.
- PARKING:** Detached garage and private lane.
- LOT SIZE:** 22 feet x 110 feet
- TAXES:** \$2,720.00 (2006)
- OFFERED AT:** **\$449,000**

MAIN FLOOR

Foyer	3.58 x 1.80m	☞ Stained glass, hardwood floors.
Living Room	3.96 x 3.35m	☞ Hardwood floors, opens to dining room.
Dining Room	3.96 x 2.79m	☞ Crown Moulding, hardwood floors, French doors, walkout to deck.
Kitchen	4.34 x 2.36m	☞ Renovated, U-shaped with large counter space, crown moulding, ceramic floors.

SECOND FLOOR

Master Bedroom	3.38 x 3.28m	☞ Crown moulding, hardwood floors, closet.
Bedroom	3.99 x 2.59m	☞ Crown moulding, hardwood floors, closet.
Bedroom/ Office	3.50 x 2.56	☞ Crown moulding, hardwood floors.
Bathroom	1-4pc.	☞ Ceramic floor, glass blocks.

BASEMENT

Recreation	5.84 x 3.66m	☞ Furnace, laundry, storage, separate entrance.
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Inclusions:

- ⌘ All electrical light fixtures, fridge, gas stove, dishwasher, window coverings, gas burner and equipment, central air conditioning, garage door opener.
- ⌘ Alarm system (rental)

Exclusions:

- ⌘ Master bedroom window covering and rod, hot tub in back yard, hot tub electrical breaker, hot tub base.

Recent Improvements as per Seller:

- ⌘ New kitchen (2003)
- ⌘ New appliances (fridge, gas stove) (2003)
- ⌘ New roof on house (2005)
- ⌘ New roof on garage (2004)
- ⌘ 200 amp service
- ⌘ New backyard deck (2004)
- ⌘ New green patio door (2004)

2005 Utility Expenses:

- ⌘ Electricity \$1,123.00
- ⌘ Gas \$1,3480.00
- ⌘ Water \$200.00
- ⌘ Alarm monitoring \$385.00

For Further information, please contact

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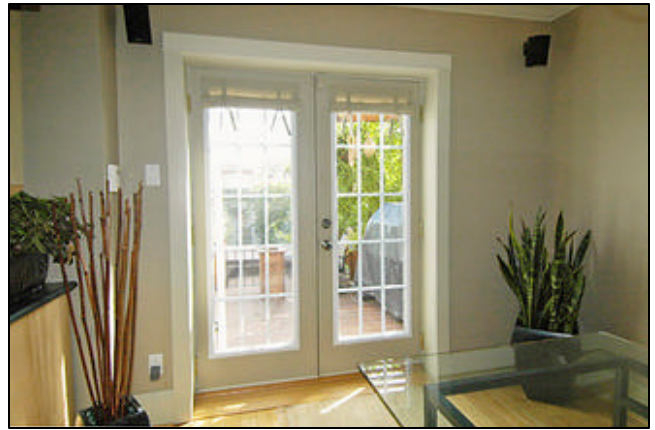
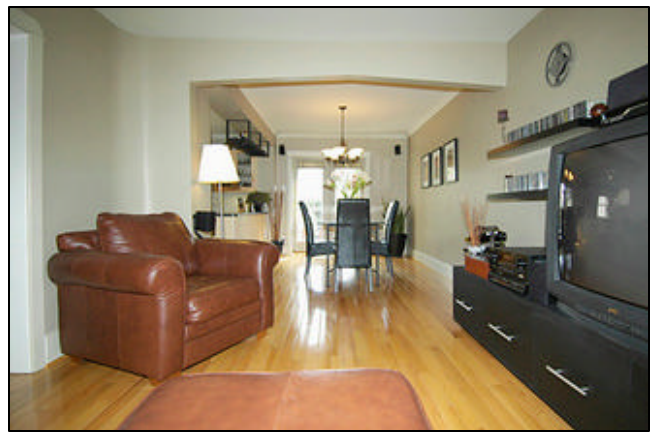
Sales Representative

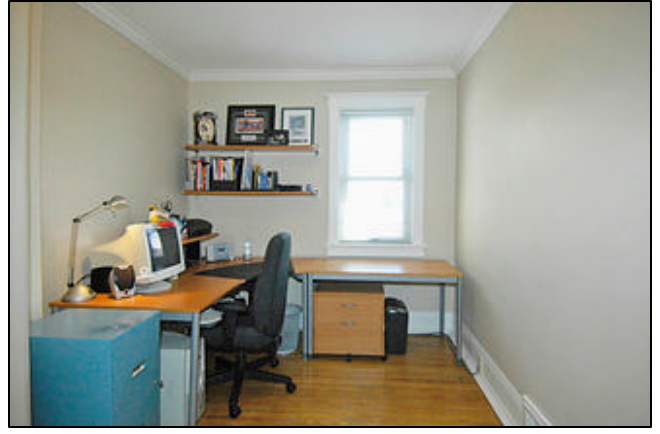
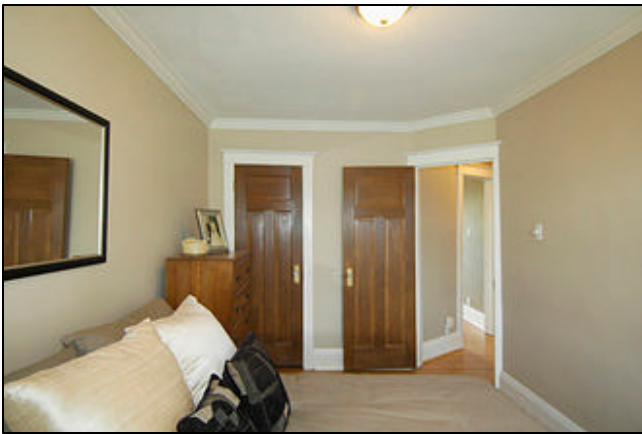
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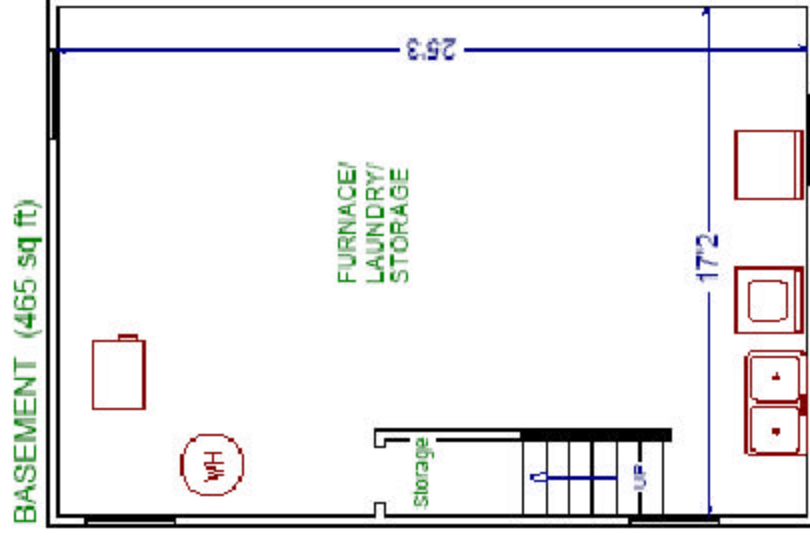
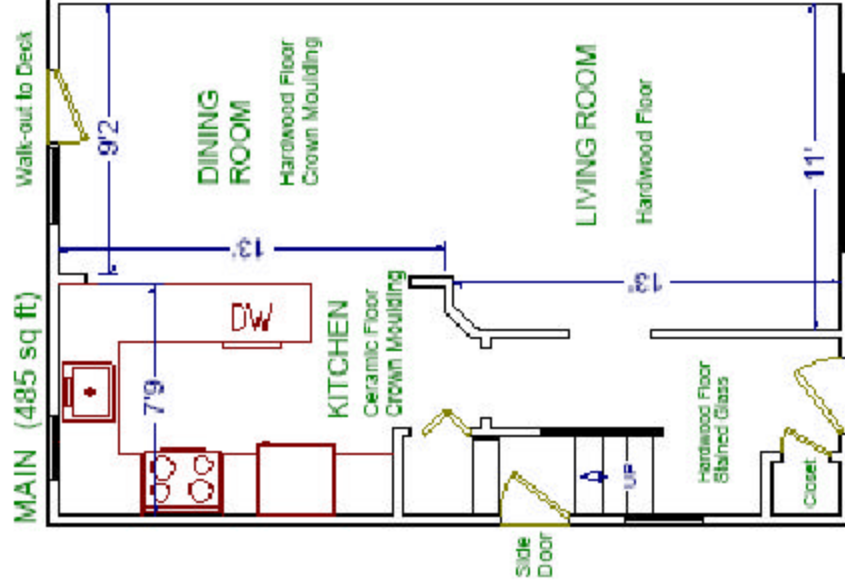
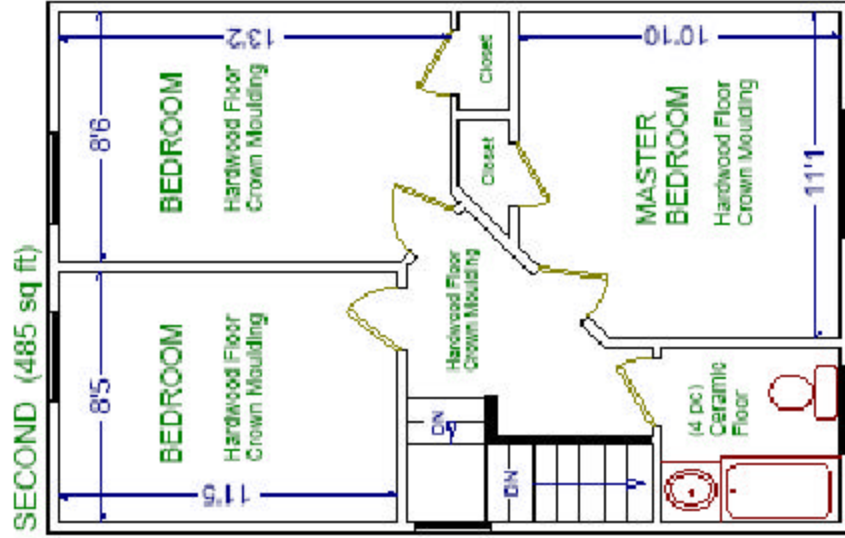
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OPHIRA SUTTON

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Sutton Group - Associates
Realty Inc., Brokerage

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) 766-7475