

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



25 Wells Street

Extensively renovated throughout.

- FEATURING:** Annex family home. 3 storey, 4 Bathrooms, 5 bedroom. High ceilings, hardwood floors, fireplace and exposed brick walls. Ready to move in.
- LOCATION:** Great Annex location. Quiet one-way, tree lined street near 2 subway lines and popular parks.
- 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:** 19.00 feet by 100 feet
- TAXES:** \$3,926.30 (2005)
- OFFERED AT:** \$659,000

MAIN FLOOR

Open concept living—dining room.

Living Room	5.01 x 8.13m (irreg)	≈ Combined with Dining Room, hardwood floors, low voltage track lights, fireplace, exposed brick wall.
Dining Room	5.01 x 8.13m	≈ Combined with Living Room, hardwood floor, leaded bay window, exposed brick.
Powder Room:	1-2pc.	
Kitchen:	4.11 x 3.45m	≈ Family sized renovated kitchen, overlooking breakfast room, ample storage pantry and counter space, hardwood floors, low voltage lights, ceiling fan.
Appliances:		≈ 1 Fridge, 1 stove, dishwasher, microwave.
Breakfast Room:	3.45 x 2.87m	≈ Hardwood floors, pot lights, walk-out to garden.

SECOND FLOOR

Master Bedroom	5.11 x 3.45m	≈ Broadloom, large closet.
Bedroom	3.99 x 3.40m	≈ Broadloom, closet.
Bedroom	4.27 x 3.08m	≈ Hardwood floors, wall to wall closet with organisers, bay window.
Bathroom	1-4pc.	≈ Ceramic floor, large vanity.

THIRD FLOOR

Bedroom:	4.35 x 4.06m	↻	Hardwood floors, ceiling fan, wall to wall mirrored closet, walkout to flat roof.
Ensuite Bathroom:	1-4pc.	↻	Marble floor, skylight.
Office:	3.55 x 3.23m	↻	Hardwood floor, storage.

BASEMENT

Self contained unit with walkout + sitting area & utility room.

Sitting Room:	4.14 x 4.11m	↻	Ceramic floor, pot lights.
Eat-in Kitchen:	2.54 x 3.28m	↻	Ceramic floor.
Appliances:		↻	1 fridge, 1 stove, 1 washer, 1 dryer.
Bedroom:	4.77 x 3.28m	↻	Broadloom, double closet.
Bathroom:	1-4pc.	↻	Ceramic floor.

Inclusions:

2 fridges, 2 stoves, 1 dishwasher, 1 washer, 1 dryer, 1 microwave oven, 1 gas BBQ, broadloom where laid, all electrical light fixtures, window coverings, gas burner and equipment, central air conditioner, pre-wired speaker system in living room and breakfast room. Hot water tank (rental).

Additional information as per Vendor:

- ↻ Roof updated 2002
- ↻ Updated mechanicals and finishes throughout.

For Further information, please contact

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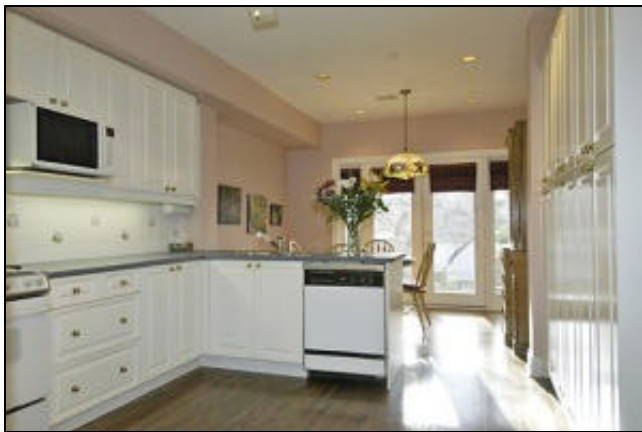
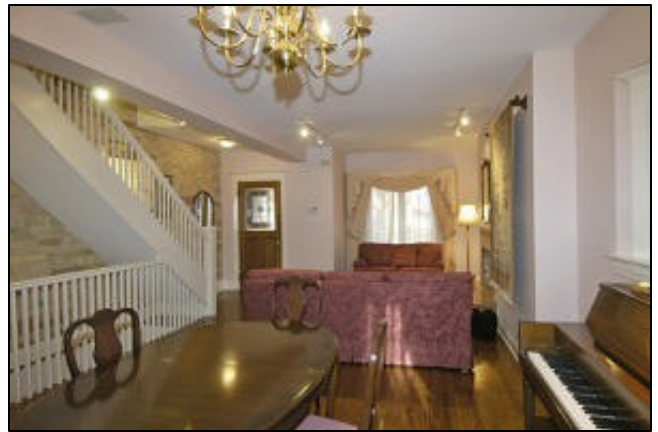
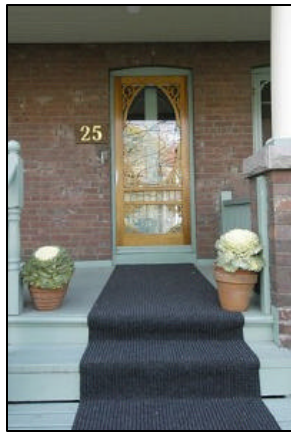
Sales Representative

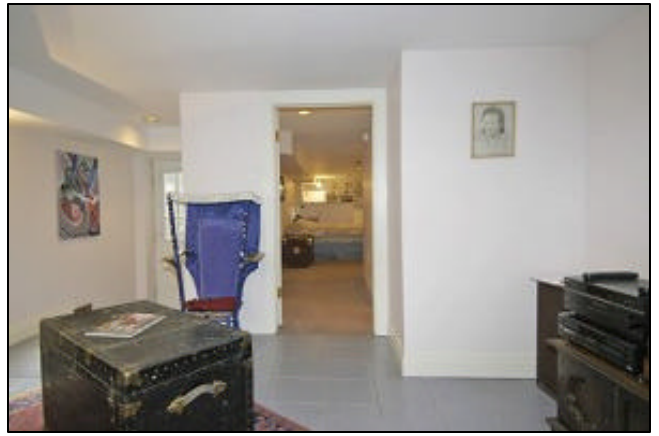
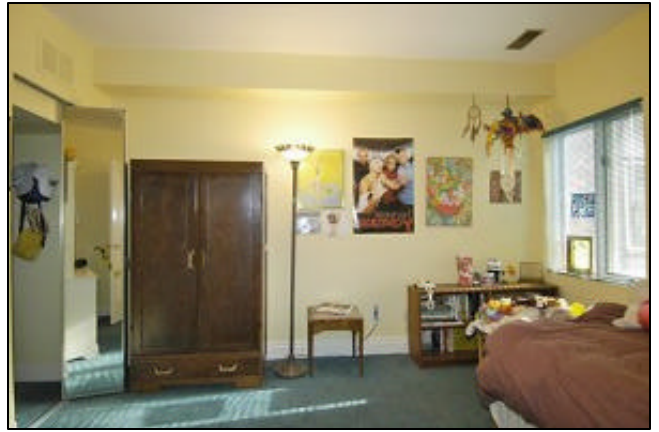
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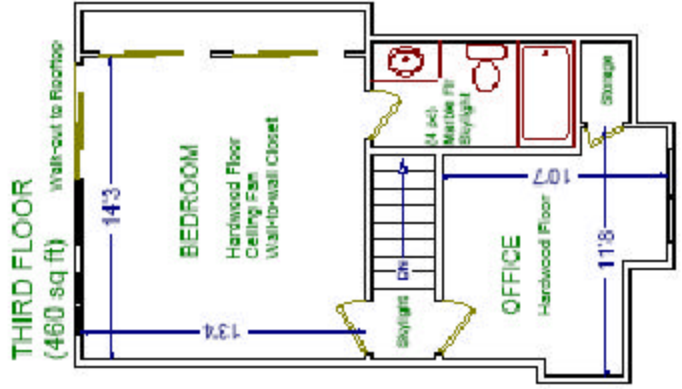
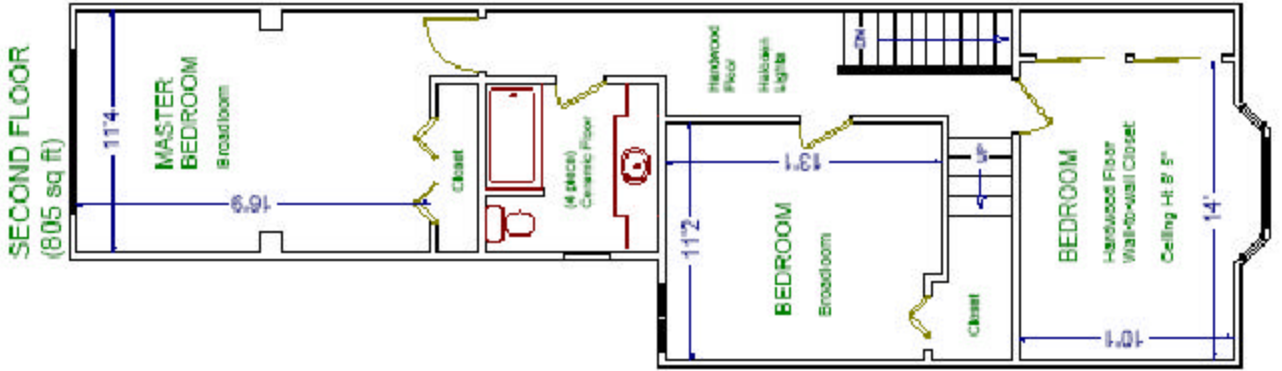
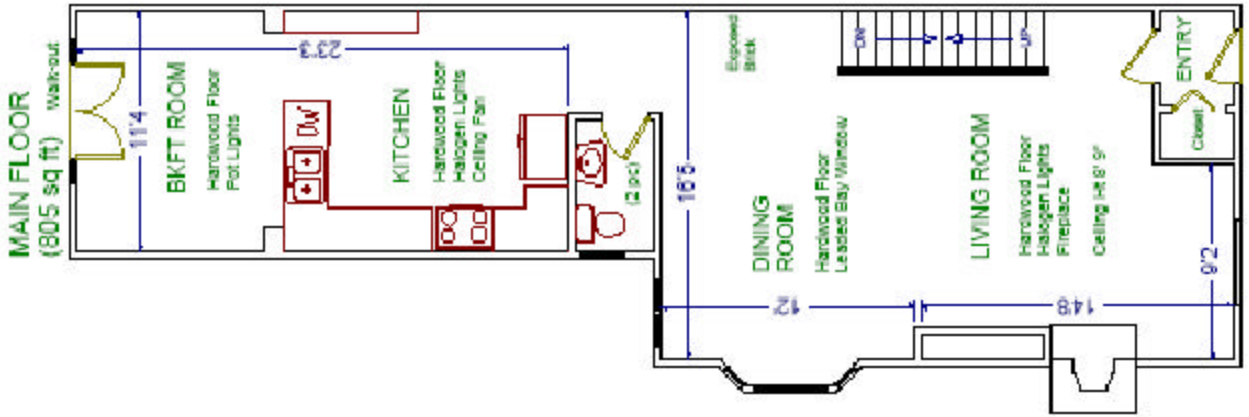
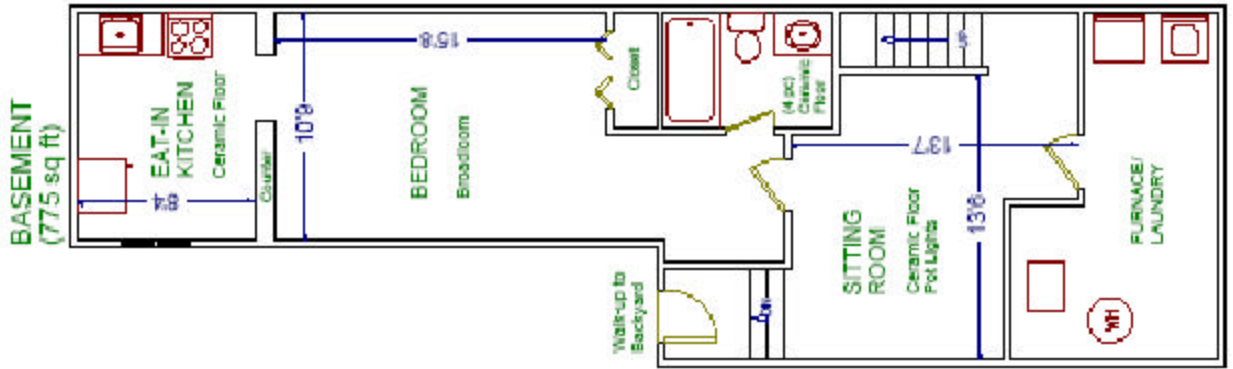
ophirasutton@rogers.com

www.ophirasutton.com





25 WELLS STREET



OPHIRA SUTTON

Sales Representative

(416) 968-0300

Sutton Group • Associates Realty Inc.

Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.
FloorPlan Unlimited (416) 758-7479