

The Ophira Sutton Team

Sales Representatives

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Sutton Group-Associates Realty Inc., brokerage

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189 Wychwood Ave.
\$1,149,000

Main Floor

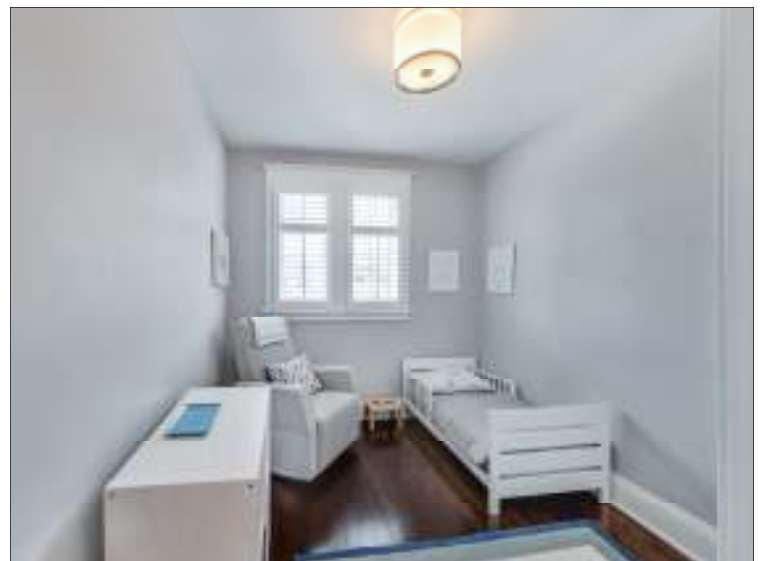
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|--------------------|----------------------------|---|
| Vestibule | | ☞ Stained glass window, hardwood floors. |
| Living Room | 11'14" x 13'2" | ☞ Decorative fireplace, crown mouldings, wall sconces, shutters, hardwood floors. |
| Dining Room | 8'11" x 12'4" | ☞ Open concept, hardwood floors, walk-out to large deck, pergola and garden. |
| Kitchen | 8'10" x 12'4" | ☞ Modern, opens to Dining room. Quartz countertops, undermount sink, LED pot lights, hardwood floors. |
| | Stainless Steel Appliances | ☞ Frigidaire fridge, stove, dishwasher. |





Second Floor

| | | |
|-----------------------|---------------|--|
| Master Bedroom | 11'1" x 13'2" | ☞ Large closet, his and hers closets, shutters, hardwood floors. |
| Bedroom | 10'9" x 13'5" | ☞ Large closet, shutters, hardwood floors. |
| Bedroom | 7'9" x 10' | ☞ Closet, shutters, hardwood floors. |
| Bathroom | 1-4pc. | ☞ Renovated, white stone countertops, wall sconce and pot lights, heated ceramic floors. |



Lower Level Recreation Space with Nanny/Guest Bedroom

| | | |
|------------------------|---------------|--|
| Recreation Room | 17'3" x 11'3" | ☞ Spacious, halogen pot lights. |
| Bedroom | 7'10" x 13'3" | ☞ Closet, halogen pot lights. |
| Bathroom | 1-3pc. | ☞ Large vanity with Quartz countertop. |
| Laundry Room | | ☞ Wall to wall storage. ☞ Whirlpool stacked washer and dryer. |







Information as per Seller:

- Replaced Air Conditioner and High Efficiency Furnace (2016)
- Installed sump pump and waterproof membrane on west side (front of house) under porch (2015)
- Installed hardwood floors on main floor and upstairs (2015)
- Replaced back door (2012) and front door (2015) -both are Pella
- Replaced top roof (2014), front roof (2017)
- Renovated upstairs bathroom (2011)
- Installed window shutters in living room and bedrooms (2011)



FEATURING: Renovated Family Home. Prime Wychwood location. Bright detached 2 storey. Spacious interiors. 3+1 bedrooms, 2 full bathrooms. Newer hardwood floors. Upgraded services. Open concept kitchen/dining. Perfect for entertaining. Finished basement. Recreation/playroom, guest/nanny bedroom, large 3 pc. bathroom and laundry. Walkout to large deck, pergola and fenced yard.

LOCATION: Steps to hip St Clair West restaurants and shops. Near popular schools, Humewood Park and Wychwood Barns Farmers' Market. Walk to street-car. Fast connection to subway. Transit score 89.

SCHOOLS: Humewood CS, Oakwood CI, Royal St. George's, Leo Baeck DS, Institute For Child Study, Taddle Creek Montessori, University of Toronto School, Waldorf School, George Brown College, University of Toronto, Ryerson University.

PARKING: Front pad parking.

LOT SIZE: 23.5 feet x 90 feet

TAXES: \$4,785.37 (2017)

INCLUSIONS: All existing light fixtures, existing window coverings. Stainless Steel Frigidaire fridge, stove, dishwasher. Whirlpool washer and dryer. Central air conditioning and high efficiency furnace (2016), hot water tank (owned). Exclude: Living Room TV, BBO.

For Further information, please contact

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