

109 FARNHAM AVENUE, YONGE & SUMMERHILL

INTRODUCTION:

A Very Special Home With Incredible Ambiance In The Heart Of Yonge & Summerhill

Wonderful Location - Minutes To Yonge Street Shops, Restaurants & Subway

A few Of The Many Special Features Include; High Ceilings, Excellent Light with Huge Windows, Wonderful Open Spaces And Much More!!

Loft Style Kitchen With Open Shelves, Eat-In Area, Hardwood Floors, Huge Window, High Ceilings, Stainless Appliances & Spacious Pantry

Spacious Second Floor with Three Bedrooms & A Sunroom, A Large Renovated Bath With Oversized Shower & A Full Laundry With Storage

Super Third Floor With Two Bedrooms And A 4 Piece Bathroom

Lower Level With Terrific Height, Open Space, Side Door Entrance - Ready To Be Finished!

Public School Districts: Brown Elementary School, Deer Park Junior & Senior School, Jarvis Central Tech High School, Northern High School

Private Schools: BSS Girls School, UCC Boys School, The York School (Co-Ed), Royal St Georges College

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MAIN FLOOR: *FABULOUS LIGHT, ALMOST 9' CEILINGS*

Foyer

Hardwood floors, leaded glass windows, halogen lighting 15'2" x 9'10"

Living Room

16'1" x 11'6"

Open space, hardwood floors, bay window, original fireplace with wood mantle and original tile (not functional), French glass doors to dining room

Dining Room

19'0" x 11'6"

Hardwood floors, halogen lighting, large window overlooking garden, door to kitchen, French glass doors to living room, French door to pantry

Kitchen

16'7" x 9'4"

Loft style kitchen with eat in area, open shelving & original pine floors, large window overlooking the garden, open to pantry/mud room with built in cabinetry, hardwood floors and door to garden, stainless appliances including-fridge, gas stove, built in dishwasher

Pantry/Mud Room

7'7" x 6'1"

Built in cabinetry, hardwood floors, door to garden

SECOND FLOOR: *WONDERFUL LIGHT*

Master Bedroom/Artist Studio

17'5" x 11'0"

Hardwood floors, large window overlooking garden, oversized closet, halogen lighting, tandem sunroom

Sunroom

14'8" x 6'6"

Loads of windows overlooking the garden

Bedroom #2

14'9" x 10'11"

Original fireplace (not functional) with leaded glass cabinetry, hardwood floors

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Bedroom #3

11'7" x 10'4"

Hardwood floors, bay window

Laundry Room

7'3" x 6'6"

Hardwood floors, loads of shelving, window, stacking washer & dryer

3 Piece Bathroom

Beautifully renovated white 3 piece bath with oversized walk in shower

THIRD FLOOR:

Bedroom #4

15'2" x 8'8"

Walk in closet accessible from hall & bedroom #5

Bedroom #5

16'6" x 10'5"

Walk in closet accessible from hall & bedroom #4

Bathroom

Renovated 3 piece bathroom with claw foot tub and pine floors

LOWER LEVEL: *EXCELLENT HEIGHT, LARGE OPEN SPACE, SIDE DOOR*

Large Open Spaces

37'0" x 21'0"

INCLUSIONS:

Stainless Appliances Including; Frigidaire Fridge, Garland Gas Stove, Faber Stove Fan, Miele Built In Dishwasher, All Window Coverings,

EXCLUSIONS:

Hot Water Tank (Rented), All Ceiling Hanging Light Fixtures, Washer & Dryer, Rosle Bars for Pots On Kitchen Wall

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ADDITIONAL FEATURES:

Lot Size: 24.92' x 103.17'

Parking: NOTE - Front Yard Tree Approved for Removal by City
Speak to Agent Regarding Parking

Heating:: Hot Water Gas Boiler (2004)

Possession: 60 Days or T.B.A.

Price: \$1,295,000

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SOLD

The information contained in this feature sheet has been obtained from sources deemed reliable and, while not guaranteed, is believed to be correct

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