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## *your* BEST MOVE

Our mission is simple: provide every client with a full service real estate experience that exceeds all expectations. We do so with a team of passionate and dedicated professionals who are unwavering in their commitment to you and your satisfaction.



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MEGAN TILL-LANDRY

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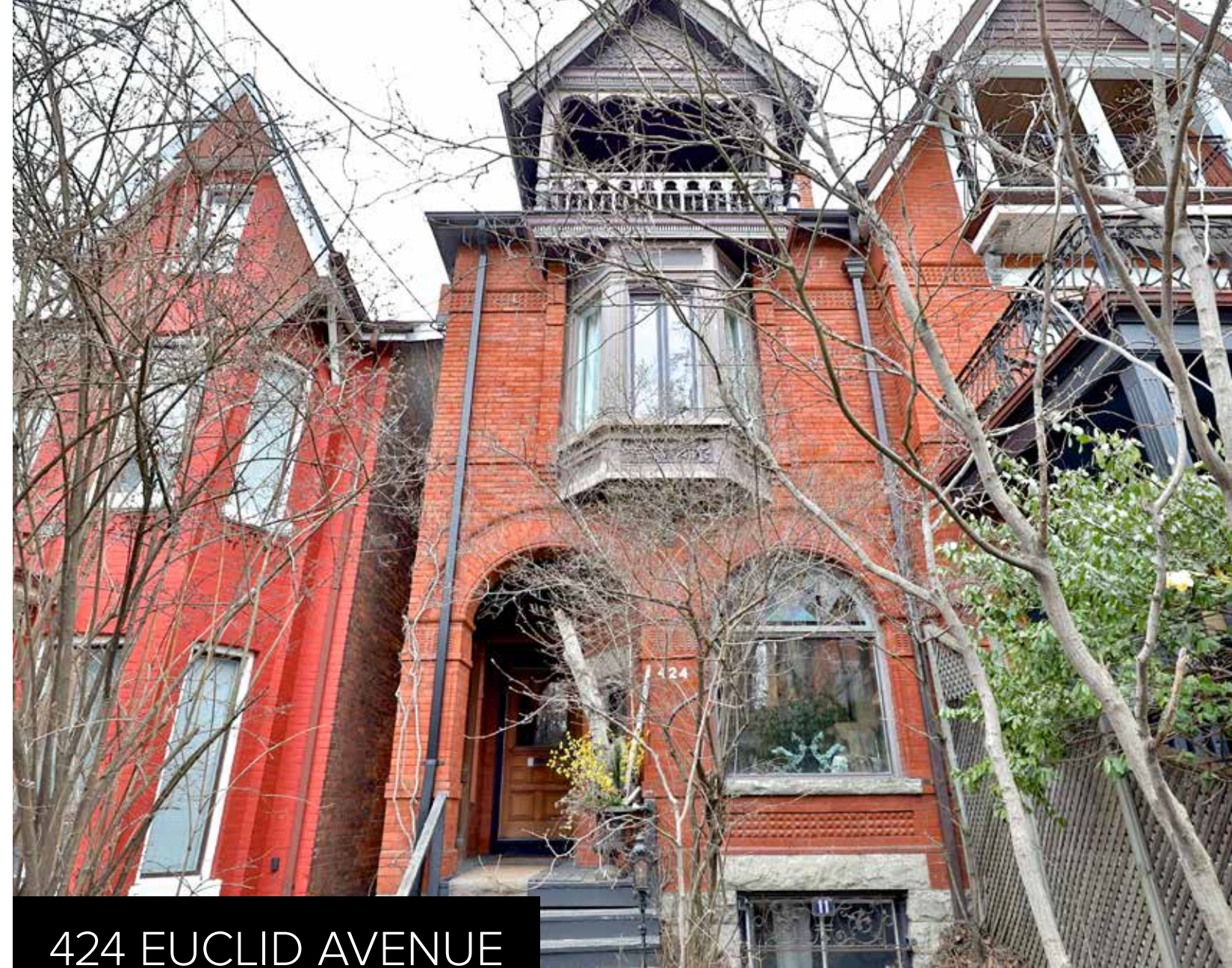
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424 EUCLID AVENUE

A truly stunning 1800's Victorian gem in a prime location. Handsome red brick exterior with remarkable handcrafted detailing. Extraordinary period features and stately character remain throughout this home. Soaring ten and a half foot ceilings. Gracious living room with original wood burning fireplace. Third floor master retreat features exposed beams, vaulted ceiling and private outdoor spaces. Landscaped back garden framed with mature greenery. Steps to some of the city's best restaurants and cafés. Minutes to Harbord Street and Bloor Street. Surrounded by excellent parks and local culture. Easy access to transit, Yorkville and the financial district.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Prime location on Euclid Avenue, a street lined with beautiful Victorian homes and mature trees
- An 1800’s gem with incredible character intact
- Handsome red brick Victorian exterior with hand crafted arched entrance and windows and stately details
- Ornate gables on third floor balcony
- Soaring ten and a half foot ceilings
- Gracious living room features a wood burning fireplace with incredible mantle detailing
- Large, eat-in kitchen features wall to wall, floor to ceiling French doors to back garden
- Third floor master retreat with vaulted ceiling, exposed beams, large back deck and front balcony
- Lower level income suite generates \$2,700.00 per month
- Short walk to popular cafes, restaurants and shops of Little Italy, Harbord and Bloor Street
- Easy access to the College street streetcar and Christie subway station

IMPROVEMENTS:

- Renovated second floor bathrooms (2016)
- New floors on third level (2016)?
- Renovated lower level (2015)
- New roof and deck (2002)

ADDITIONAL INFORMATION:

Inclusions:	Frigidaire stainless steel French door fridge with freezer, Ultra Line Professional stainless steel four burner gas stove, Vent-A-Hood stainless steel fan, Miele stainless steel dishwasher, second floor Maytag washer and dryer, lower level Maytag washer and Beaumark dryer, lower level Beaumark fridge and Hot Point electric stove, all electric light fixtures (except where excluded), all window coverings and rods (except where excluded), Ikea closets in master bedroom, fountain in backyard (in “as is” condition), large antique cabinet in lower level, iron archway in backyard, split system air conditioning unit and equipment and gas boiler and equipment.
Exclusions:	Light fixtures: gas lamp on front step, front hallway ceiling light, living room ceiling light, backyard chandelier, third bedroom light fixture, second bedroom light fixtures, lantern in master bedroom, second floor hallway sconce, second floor bathroom sconce, two antique curtain rods in living room, two free standing cabinets in kitchen, small, rolling storage cabinet in kitchen, television in master bedroom, stained glass panel in master bedroom, antique tall doors in backyard and all tenant’s belongings.
Lot:	19 feet by 130 feet.
Heating:	Hot water gas.
Cooling:	Split system air conditioning.
Rental Items:	Hot water tank.
Parking:	Two car parking via laneway – currently set up to accommodate one car. Rear fence can be removed to accommodate a second car.
Taxes:	\$8,909.25 (2016 annual).
Possession:	60–90 days or to be arranged.

OFFERED FOR SALE AT \$1,899,000

MAIN FLOOR

Foyer

- Hardwood floor
- High ceiling
- Walk-through coat closet
- High baseboards
- Paneled walls
- Extensive crown moulding
- Stained glass window

Living Room

- Hardwood floor
- French door entry
- High ceiling
- Original wood burning fireplace with stunning wood mantle
- Extensive crown moulding
- High baseboards
- Large stained and leaded glass window overlooking front garden
- Excellent natural light

Dining Room

- Hardwood floor
- High ceiling
- Extensive crown moulding
- Large windows
- Views to back garden
- Overlooks kitchen

Kitchen

- Hardwood floor
- High, faux tin ceiling
- Crown moulding
- Stainless steel appliances
- Double sink
- Tile wall detail
- Custom cast concrete countertop
- Pot lights
- Exposed brick accent wall
- Overlooks dining room
- Floor to ceiling, wall to wall French doors with walkout to back garden
- Incredible garden views
- Excellent natural light







## SECOND FLOOR

### Landing

- Hardwood floor
- High ceiling
- Wainscoting
- Crown moulding

**Second Bedroom** (currently used as family room, could be used as master bedroom)

- Great natural light
- Painted hardwood floor
- Closet
- Crown moulding
- Built-in shelves
- Large bay window overlooking front garden

### Third Bedroom

- Hardwood floor
- Closet
- Wall to wall built-in shelves
- Crown moulding
- Large window

### Fourth Bedroom

- Hardwood floor

- Double closet
- Large window overlooking back garden
- Juliette balcony

### Renovated Two Piece Bathroom

- Tile floor
- Faux tin ceiling
- Birch wall treatment
- Pedestal sink
- Mirrored shelf
- Stained glass
- Large window

### Renovated Two Piece Bathroom

- Tile floor
- Faux tin ceiling
- Large shower with glass enclosure, tile surround and mirrored niche
- Pedestal sink
- Mirrored shelf
- Pot light
- Birch wall treatment
- Mirrored shelf
- Stained glass window

### Laundry Closet

- Maytag side by side front load washer and dryer





## THIRD LEVEL

(Open concept loft space)

### Master Bedroom

- East and west exposure
- Very spacious
- Great natural light
- Vaulted ceiling
- Gas fireplace
- Exposed brick wall
- Exposed beams
- Skylight
- Sliding doors with walkout to covered balcony
- Second walkout to large private deck

### Three Piece Bathroom

- Claw foot tub
- Pedestal sink

## LOWER LEVEL

(Separate back entrance)

### Foyer

- Wood floor
- Exposed brick

### Living Room

- Wood floor
- Exposed brick wall

### Dining Room

- Wood floor
- Above grade window

### Kitchen

- Tile floor
- Exposed brick wall
- Double sink
- Butcher block countertop
- Walkout to patio
- Above grade window

### Office

- Wood floor
- Leaded glass window

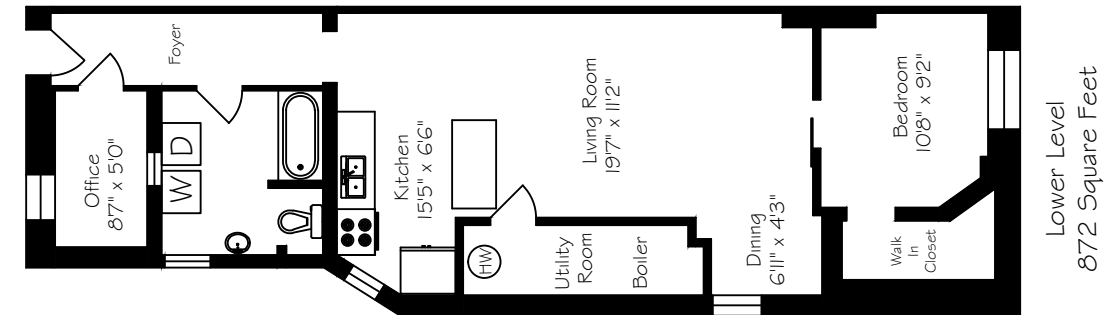
### Bedroom

- Wood floor
- Walk-in closet
- Exposed brick
- Above grade window

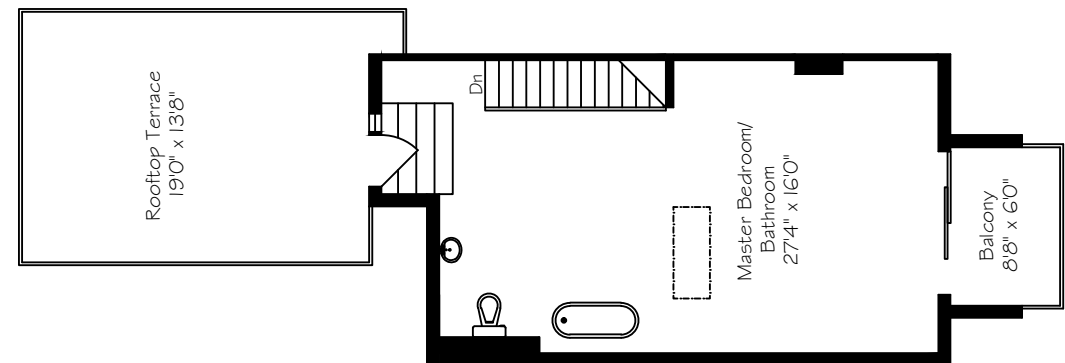
### Large Four Piece Bathroom

- Tile floor
- Tub/shower with tile surround
- Washer and dryer
- Above grade window

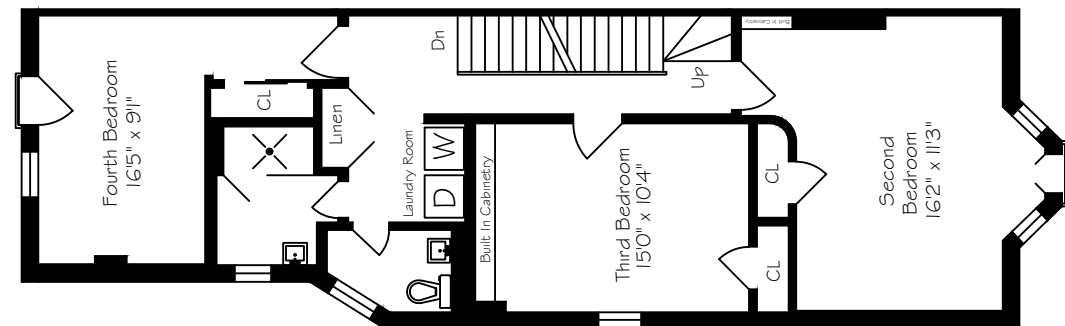
### Utility Closet



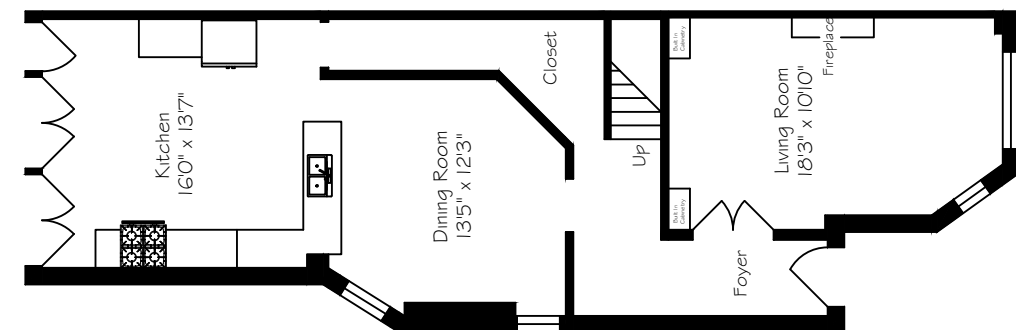
Lower Level  
872 Square Feet



Third Floor  
514 Square Feet



Second Floor  
921 Square Feet



Main Floor  
848 Square Feet