

## DONE DEALS » OSSINGTON AND DUPONT

**966 OSSINGTON AVE.**

ASKING PRICE: \$349,900

SELLING PRICE: \$347,500

PREVIOUS SELLING PRICE:  
\$207,500 (2002)

TAXES: \$2,284 (2008)

LOT SIZE: 18 by 89 feet

DAYS ON THE MARKET: 13

LISTING AGENT: Boris Kholodov, Royal LePage Real Estate Service Ltd, Johnston and Daniel Division

This three-bedroom residence is one of the smaller – and thus more affordable – properties in an area near Ossington Avenue and Dupont Street, according to agent Boris Kholodov.

“The house is very charming,” he says. “It’s nothing big, but it can accommodate a young family easily.”

Built about a century ago, the semi-detached house contains a formal living room with a wood-burning fireplace and a separate dining room.

The kitchen features ceramic floors in contrast to the origi-



nal hardwood floors elsewhere. The cooking space also has a breakfast area and a walk-out to a private backyard.

“[The yard is] very well taken care of because the previous owner really loved gardening,” Mr. Kholodov adds.

Because the property does not have rear-lane access or a garage like adjacent homes, the outdoor space is larger than average. “This is for a buyer [who] wants to be close to everything, but doesn’t need to park a car in a garage,” the agent notes.


On the second floor, the master suite has a bay window overlooking the front. A full bathroom completes the level.

The basement, which also has a full bathroom, was rented out at one point. It includes a recreation room as well as a storage space that could be used as a bedroom.

“A lot of properties in the area were rentals before, but the demand for single-family homes is higher than for investment properties [now],” Mr. Kholodov points out.

The electrical system was updated and parts of the roof replaced within the past six years.

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
416-489-2121  
1/11/2011 12:56:24 PM**

	<b>966 Ossington Ave</b>		<b>Sold: \$347,500</b>
	Toronto, Ontario M6G3V1 C02 114-16-P		<b>List: \$349,900</b>
<b>Orig Price: \$349,900</b>		<b>Taxes: \$2,283.55/2008</b>	99 % List
<b>SPIS: N</b>	<b>DOM: 13</b>	<b>Contract: 7/31/2008</b>	<b>Sold: 8/13/2008</b>
Semi-Detached		<b>Fronting On: W</b>	<b>Rooms: 6</b>
2-Storey		<b>Acreage:</b>	<b>Bedrooms: 3+1</b>
<b>Dir/Cross St: Hallam St./Dupont</b>		<b>Washrooms: 2</b>	
<b>Lot: 18X89 Feet</b>		1x4, 1x3	
<b>Lot Irreg:</b>			
<b>MLS#</b> C1436684		<b>PIN#:</b>	
<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>	
<b>Fam Rm:</b> N	<b>Drive:</b> None	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b> Part Fin	<b>GarType/</b> None/0	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/</b> Y	<b>Spaces:</b> None/0	<b>Water:</b> Municipal	
<b>Heat:</b> Gas	<b>Parking Spaces:</b> 0	<b>Water</b>	
Forced Air	<b>UFFI:</b> No	<b>Supply:</b>	
<b>CAC:</b> N <b>Central Vac:</b>	<b>Pool:</b> None	<b>Sewers:</b> Sewers	
<b>Apx Age:</b>		<b>Spec Desig:</b> Unknown	
<b>Apx Sqft:</b>		<b>Farm/Agr:</b>	
<b>Assessment:</b>		<b>Waterfront:</b>	
<b>Elevator:</b>		<b>Retirement:</b>	
<b>Laundry Lev:</b>			
<b># Room</b>	<b>Level</b>	<b>Dimensions (ft)</b>	
1 Living	Ground	11.97 x 11.15	Hardwood Floor Fireplace
2 Dining	Ground	14.99 x 14.01	Hardwood Floor
3 Kitchen	Ground	15.75 x 13.78	Ceramic Floor Eat-In Kitchen W/O To Yard
4 Master	2nd	14.99 x 14.01	Hardwood Floor Bay Window
5 2nd Br	2nd	11.81 x 10.83	Hardwood Floor
6 3rd Br	2nd	10.99 x 10.01	Hardwood Floor
This Bright, Spacious And Airy City Home Is A First Time Buyer's Delight! Full Of Charm And Character, It Offers A Functional Interior Suitable For A Single/Couple/Urban Family: Beautiful Original Floors And Features. The Garden Is Very Private And Beautiful A Convenient Location: Walk/Bike To Everything From Here! Can Be Easily Divided Again To 2 Units To Provide Rental Income.			
Fridge, Stove, Washer, Dryer, Electric Light Fixtures. This Home Has Been Taken Care Of: Newer Roof Shingles At The Back (2005), Newer Electrical(2002), Knob And Tube Removed; And Much, Much More Work Done By Current Owner.			
<b>Listing Contracted With: ROYAL LEPAGE/J &amp; D DIVISION, BROKERAGE 416-489-2121</b>			