YONGE & SUMMERHILL

11 Ottawa Street

An Exquisite Victorian Jewel Nestled On Ottawa Street, Located in the Coveted Yonge & Summerhill Neighborhood. Striking Parisian Style Renovation/Restoration with Incredible Attention to Detail & Design!

This Outstanding Home Has Gorgeous Views Of Greenery From Every Window. It Features A Beautifully Landscaped Private Garden Oasis With A Stone Patio, Fountain & Built In BBQ. The Perfect Setting For Your Morning Coffee!

The Restoration Of This Home Is Beautifully Blended With Refined Finishes – Incredible Ceiling Height, Gorgeous Windows & Extensive Custom Cabinetry Are But A Few Of The Exceptional Architectural Details!

2 1/2 Storey – 3 Bedrooms - 2 Baths.

Minutes To Yonge Street Shops, Restaurants & Subway Station.

Steps To The Rosehill Reservoir Park, Biking & Walking Trails, Tennis & Shops @ Summerhil.

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

Private Schools: Branksome Girls School, BSS Girls School, UCC Boys School, The York School (Co-Ed), De La Salle (Co-Ed)

Exquisitely Designed! Incredibly Appointed & Fabulously Located! Absolutely Sensational!!

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- FABULOUS YONGE & SUMMERHIL
- COVETED NEIGHBORHOOD
- ENCHANTING VICTORIAN WITH UNIQUE STREETSCAPE
- PARISIAN INSPIRED RENOVATION
- INTEGRITY OF ARCHITECTURE PRESERVED
- BEAUTIFULLY LANDSCAPED PRIVATE GARDEN OASIS -STONE PATIO-FOUNTAIN & B/IN BBQ
- SENSATIONAL THIRD FLOOR FAM RM/BDRM WITH LARGE DECK & TREMENDOUS VIEWS
- STEPS TO SUMMERHILL SUBWAY, SHOPS, RESTAURANTS & ROSEHILL RESERVOIR
- SOARING CEILINGS-LOVELY BUILTS IN, GORGEOUS WINDOWS
- SHOW TO PERFECTION!

KELLY FULTON | Sales Representative | Johnston & Daniel Brokerage
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Exclusions:

Chandeliers in Dining Room, Main Floor Hall, Living Room, Third Floor Family Room, Wall Mounted TV's & Attachments, Curtains

Inclusions:

All Appliances, All Blinds, Built in Gas BBQ

Additional Features:

Lot Size: 17.42 x 85

Heating: Forced Air Gas Furnaces

Cooling: Central Air Conditioning

Legal Description: Plan 813 part Lots 11 &

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JOHNSTON AND DANIEL DIVISION,BROKERAGE, ROYAL LEPAGE REAL ESTATE SERVICES LTD.

The information regarding public schools associated with the subject property in the MLS listing & marketing materials for the subject property was obtained from information found on the Toronto District School Board website (tdsb.ca). As such, the Seller, Listing Broker and Listing Sales Representatives make no representations or warranties regarding the accuracy of such information or of availability of enrollment spaces in any such schools, The Buyer is hereby advised and cautioned not to rely on information found on the TDSB Website as a guarantee of enrollment in any particular school, should they purchase the subject property The Buyer is advised to contact the specific school in which they intend to enroll their family member(s) to confirm the said school has available enrollment spaces.

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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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