

# 85 Oxford Street

Lot Size: 16x106.33 Feet  
Possession: 30-60 Days/ TBA  
Taxes: \$3,999.20/2010  
Bedrooms: 3+1  
Bathrooms: 1x3, 1x4

Electrical: 100amp/Breakers  
Heating: Gas/Forced Air  
Plumbing: Copper  
Roof: shingles and flat  
Parking: None

Welcome to 85 Oxford Street

A Classic Victorian in the heart of Kensington Market! This home blends old world charm with modern updates. It is currently a 2-unit home, but can easily be converted back to a single family residence.

- A graceful Victorian exterior featuring updated casement windows, new porch, and stone walkway.
- The main floor living room boasts plaster mouldings, nearly 10ft ceilings, a large bay window and decorative fireplace. Through the French doors you will find the dining room with its slate flooring and period details like plaster mouldings and ceiling medallion. The updated galley kitchen provides plenty of counter and cabinet space, a double sink, and a gas cook-top for those who love to cook. Towards the back of the home is a stunning 2 storey breakfast area/solarium which floods the home with southern sunshine. Along with a new staircase to the basement, there is a walkout to the new deck which overlooks a large secluded garden. A new 3-piece bathroom tucked away between the kitchen and dining room rounds out the main floor.
- The recently completed basement provides a recreation room with new broadloom that is ideal for a children's play area or storage. Along with a washer and dryer area, there is a large open space that is currently the bedroom for the lower unit. Also there is a walk-out to the garden.
- On the second floor you will find a large master bedroom with 9ft+ ceilings, a bay window, and hardwood floors. The second bedroom features the same hardwood floors with his and hers closets. The upper unit bathroom is quite spacious boasting a step up Jacuzzi tub with a rain shower head, large vanity, stain glass window, and ceramic tiling.
- The Third floor retreat boasts a large bedroom with laminate flooring and a wood burning fireplace. This room would be ideal as a cozy living room for the upper unit. The newly renovated third floor kitchen boasts stainless steel appliances and a walkout to a large deck with views of Downtown and the CN Tower. The upper unit (encompassing the 2<sup>nd</sup> and 3<sup>rd</sup> floor) is currently being rented for \$1,800 per month (utilities included).
- Just steps away are everything historic Kensington Market has to offer from its eclectic shops and vintage clothing stores to its great restaurants and bars. For part of the year, on the last Sunday of every month the streets are closed off to cars for a pedestrian only tradition. Also within walking distance are Chinatown, Little Italy, and the University of Toronto. The college streetcar is close by as is access to the Gardiner expressway.
- Nearby schools include Kensington Community School, Lord Lansdowne Junior and Senior Public School, and Harbord Collegiate Institute

**Updates** - 3<sup>rd</sup> floor kitchen and appliances (2010), main floor deck (2010), Staircase to basement (2010), finished basement (2010), main floor bathroom (2010), front porch (2009), front interlocking walkway (2008), & Furnace (2008)

**Inclusions** -2 Refrigerators, electric stove, Built-in oven, Built-in gas cook top, Dishwasher, 2 Range hoods, Washer, Dryer, All window coverings, all electrical light fixtures, Built-in speakers in solarium, Central air conditioner, Gas Burner and equipment

**Exclusions** - None