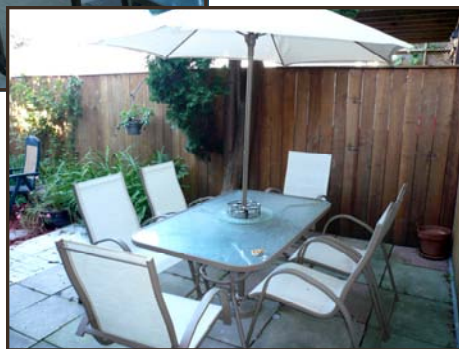
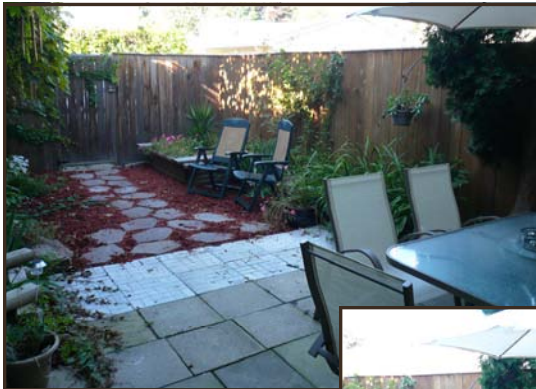




Welcome to 1582 Dupont St.  
Rare Business/Residential Property

Live & Work in this Charming, Bright, dual-purpose 2 1/2 Storey Home, located in The Junction. Victorian Store-Front with a Fabulous 3 bedroom, 2 bathroom home behind. Renovated Kitchen & Bathrooms with many upgrades. Private fenced yard with 2 car laneway parking in back.



 **Tasi, Norm\* & Adrienne Farquhar**

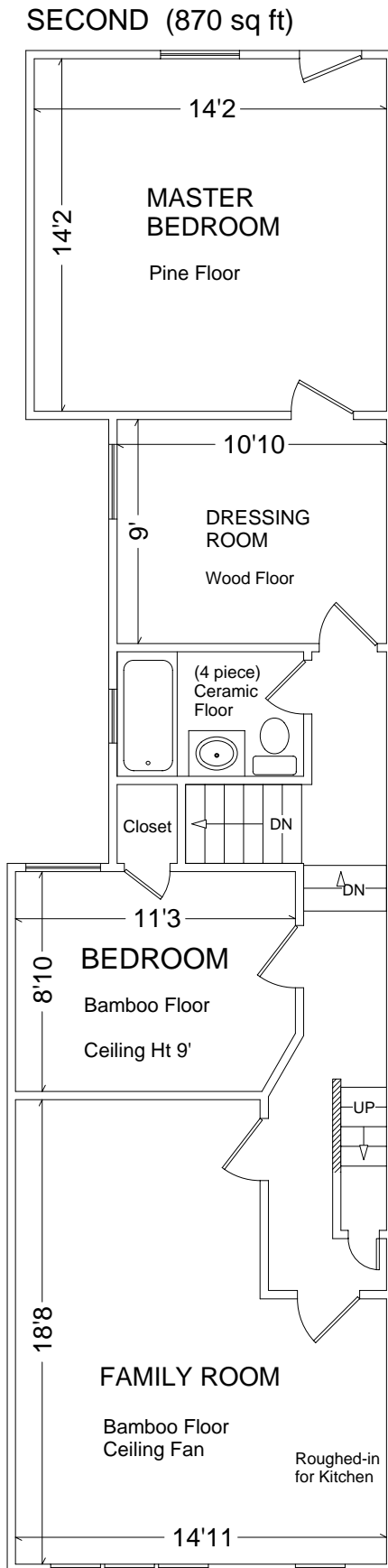
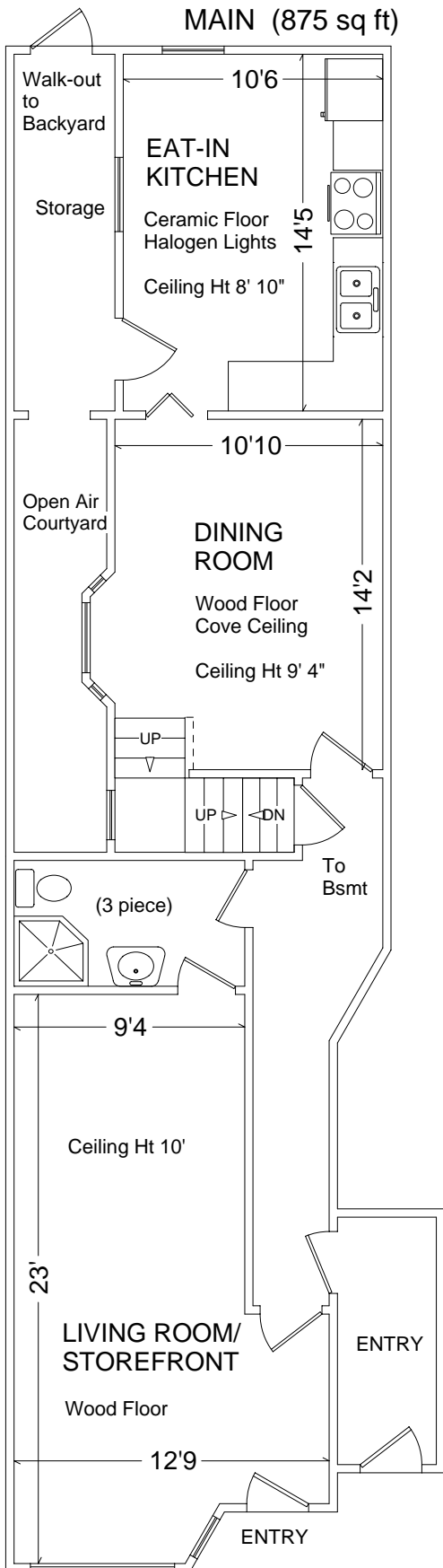
Sales Representatives, \*Broker

Direct: 416.231.8754 Pager: 416.236.1241

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# 1582 DUPONT STREET



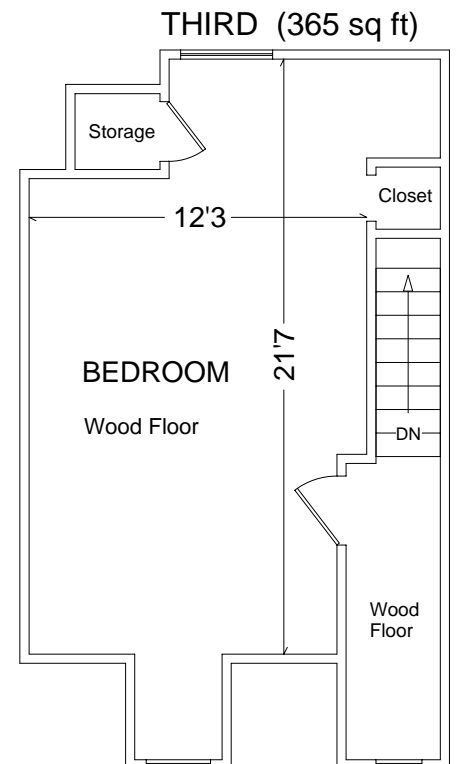
THE FARQUHAR ADVANTAGE

(416) 236-1241

RE/MAX Professionals Inc.,  
Brokerage

Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.

FloorPlans Unlimited (416) 766-7479



## Features of 1582 Dupont Street

Attached 2 1/2 Storey Home — Store-front — Private Yard — 2 Parking Spaces

**Unique property “full of possibilities”;** The front room can be altered to fit your lifestyle; use as a shop or incorporate into personal-space, as it is currently. This home has personality plus with many upgrades and unique features that add to it’s charm.

### Exterior

- Attractive Victorian Front exterior with a large picture window
- Separate business and private entrances at the front
- Private fenced yard
- Private inter-lock laneway parking at rear for two cars and “free” street parking in front
- Soffit, fascia and eaves troughs were updated on the sides and back in 2002/2003
- New roof at the rear, Summer 2002

### Interior

- Brand New “Reno Canada” Kitchen with ceramic floor, halogen lights and new appliances
- Freshly painted walls with wood floors throughout\*
- Spacious Master with large bright walk-through closet
- Recently renovated 4 piece Bathroom on the 2nd Floor
- Updated 3 piece Bathroom on the Main Floor
- Medium Efficiency Furnace installed in Jan 2004
- Newer wiring - 2 x 100 amp service panels
- Dry basement for storage & laundry

Renovation Expenses 2005-2008		
\$28,000.00	(2008)	Kitchen: cabinets, sink, backsplash and floors
\$3000.00	(2008)	Appliances: fridge, stove, microwave/fume hood, dishwasher
\$6000.00	(2008)	Windows : 2 kitchen, 4 living room, 1 bedroom; Doors: kitchen door
\$6000.00	(2008)	Upstairs bathroom: bathtub, walls, sink
\$800.00	(2008)	Backyard patio stones
\$8000.00	(2005)	Main floor bathroom: sink, shower, toilet, drywall/framing

- Inclusions: Stainless Steel Fridge, Stove, B/I Dishwasher, Microwave, Washer & Dryer, Light Fixtures, & Window Coverings.

\*except as noted



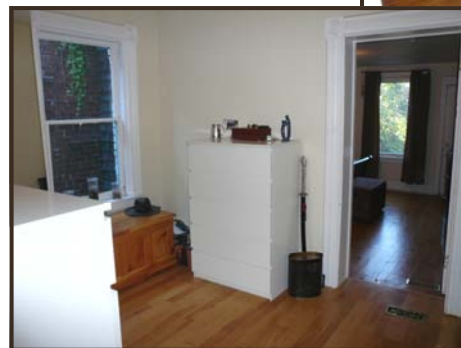
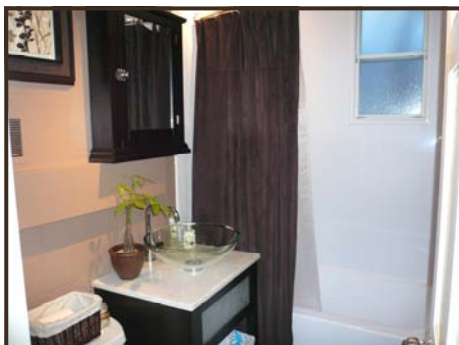
2nd Floor  
Family Room: Arch  
& Bamboo Floor  
(above & right)



Fabulous  
"Reno Canada"  
Kitchen (above  
right) and 2nd  
Floor Master  
Bedroom with  
Bamboo Floor  
(right)



2nd Level : 2nd Bedroom (above),  
New 4-pce Bathroom (below)



Large Walk-through Closet to  
Master: Window & Bamboo Floor

Main Floor Reno'd 3-pce (below)



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit buyers or sellers currently under contract with a broker. E&OE