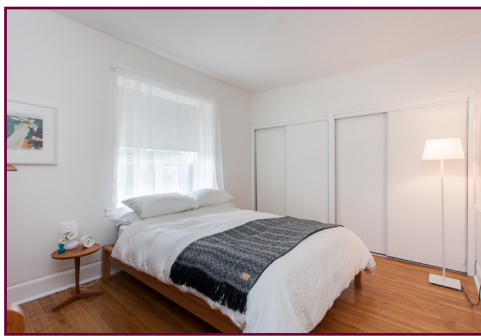




14 Frankish Avenue Brockton Village!



Check out the YouTube video at www.LovelyTorontoHomes.com

Julie Kinnear*, Jennifer Palacios*,
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Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement 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 parties under any agency contract.

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Renovated Victorian Row House!

Trendy, upgraded & spacious 3 bedroom, retaining plenty of original character, and set in the heart of Brockton Village. This friendly residential neighbourhood is an easy walk to the excellent restaurants and shops of Queen West, Roncesvalles Village & Little Portugal. Nearby recreation centre & TTC!

Perfect opportunity for 1st time buyers, young families or professionals looking to get into this hip and happening location!

- Gracious principal rooms with 10' ceilings, deep baseboards and hardwood floors. Great space for entertaining or hosting parties.

- Kitchen parties! Sleek & spacious with stainless steel appliances including gas range, large centre island for casual dining & drinks, halogen lighting, tiled floor, double sink and lots of cupboard space.

- Walk-out to the private patio and pretty yard.

- Large master bedroom sanctuary has an abundance of closet space! Wall to wall closets plus additional closet, hardwood floors and large front facing picture window.

- The 2nd and 3rd bedrooms are both a good size and have wood flooring throughout.

- Spa-like, renovated 4 piece bath with slate floors, custom vanity and stone tiling surround.

- Laundry and ample storage space in the lower level for all your "stuff" with a built in ledge for storing boxes.

- Fully fenced backyard for optimal privacy and a secure spot to let your dogs roam or enjoy drinks and al fresco dining with friends.

- Plenty of street parking permits available.

Location! Location! Location!

Brockton Village is a mature, quiet, unassuming neighbourhood in west downtown Toronto attracting many first time buyers & young families. There is an established artist community as well as an older European influenced family feel.

Get away from the hustle and bustle yet ever so convenient to downtown Toronto amenities.

Dundas West strip and Little Portugal are home to many popular restaurants & bars like The Atlantic, Enoteca Sociale, Henhouse and independent stores. Easy access to the cool Ossington nightlife. Striking distance of Queen West like The Gladstone & Drake Hotel, and Queen West West in Parkdale both featuring cool independent shops, galleries, gourmet restaurants, bars and popular trendy joints on Brock like Electric Mud.

Enjoy proximity of College Street & the booming Roncesvalles Village shopping & foodie districts.

The annual Big On Bloor street festival held in July is a popular community event. It takes place on Bloor Street between Dufferin and Lansdowne and is a celebration of local artists, theatre, musicians, and local restaurants. This festival includes an art fair, music festival, restaurant promotions, and a parade with entertainment for the whole family.

Right around the corner from the popular Mary McCormick Recreation Centre which has a gymnasium, an exercise room, a games room, and an indoor pool. The playground adjacent to the centre has a wading pool and a baseball diamond. Tons of families and kids use this for childcare, playground, skating etc. If you play rec hockey – it is conveniently right across from the McCormick Arena.

It is a 5 minute bike ride to the fabulous Trinity Bellwoods Park or Dufferin Grove Parks. Dufferin Grove Park has a myriad of sports facilities including tennis courts, a basketball court, a playing field, and an artificial ice rink. This park also offers some wonderful arts and crafts and nature programs, as well as a farmer's market.

Great schools - Shirley Street & Grove Community Alternative School, Alexander Muir/Gladstone Ave Jr & Sr P.S. and St. Helen's Elementary nearby as well as many private and catholic schools.

No need for a car! Well served by the TTC via Lansdowne and Dufferin buses connecting to the Bloor-Danforth & Yonge Street subway lines. Access streetcars along Dundas West & Queen West when heading downtown!

Motorists enjoy the convenience of being located only minutes away from the Gardiner Expressway, Lake Shore Blvd. QEW and the Airport!

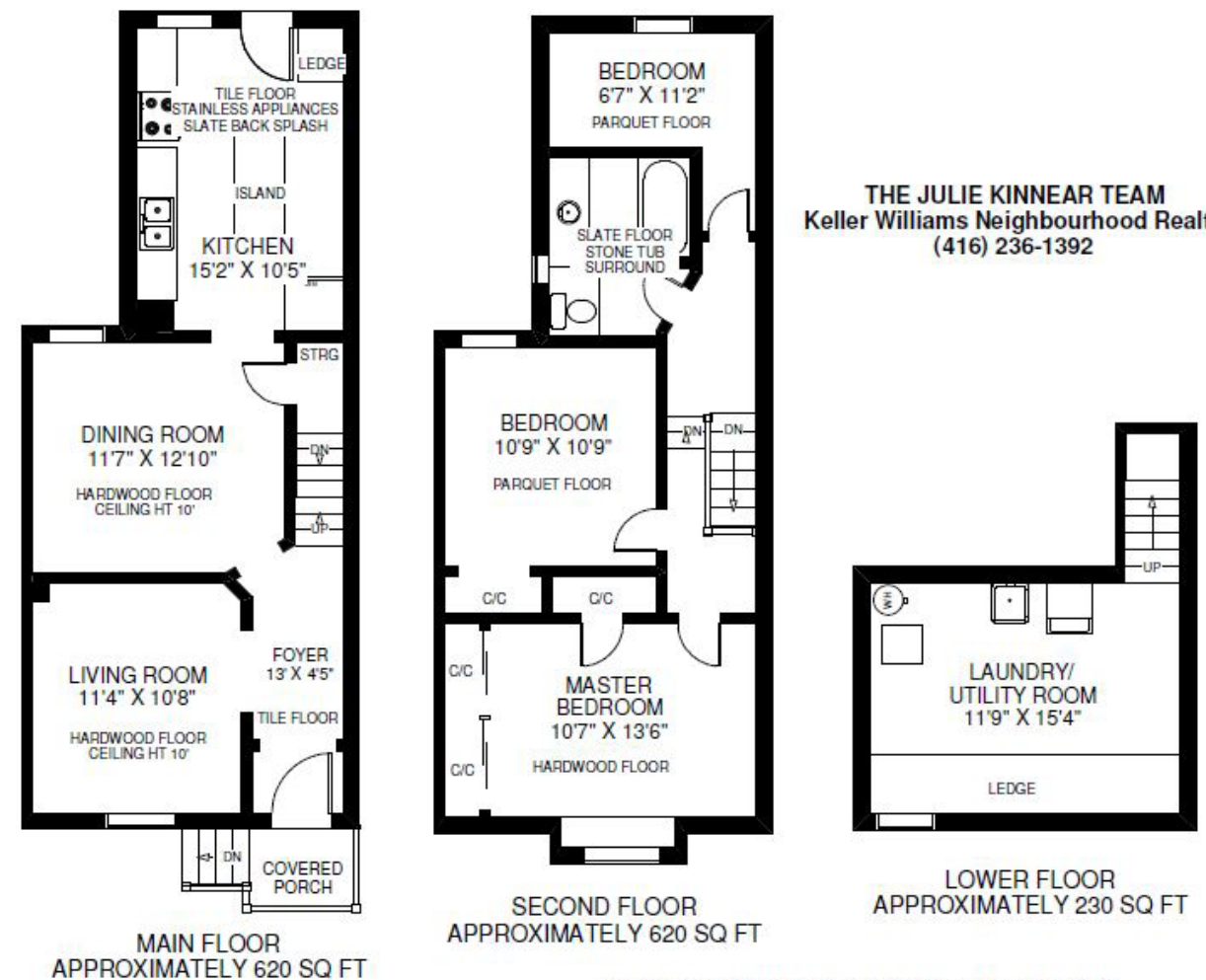
Upgrades & Improvements

2013 ~ New roof on front porch
 ~ Basement waterproofing

2009 ~ New furnace
 ~ Bathroom renovation
 ~ New fridge/stove

2006 ~ Central air conditioning
 ~ Roof

14 FRANKISH AVENUE



THE JULIE KINNEAR TEAM
 Keller Williams Neighbourhood Realty
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Note: Measurements & Calculations are approximate. Provided as a guideline only.

Bedrooms: 3	Baths: 1 ~ 1x4 Piece (2nd Floor)	Approx Sq Ft: 1470 (includes lower level)
Parking: City of Toronto says there is plenty of street permit parking available	Possession: 60-90 Days/TBA	Lot Size: 16.08 x 68.25 Feet
Inclusions: Stainless steel fridge, stove & exhaust hood, stools in kitchen, shelves in office, washer, dryer, electric light fixtures, window coverings, hot water tank (rental).		
Exclusions: Dining room light fixture		
Approximate Annual Expenses for 2014: Taxes: \$2444.25 Hydro: \$1440.00 Heating/Gas: \$1236.00 Water: \$250.00 Insurance: \$982.00		

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