



140 St. Germain Avenue
Best Block of St. Germain!



Check out the YouTube video at www.LovelyTorontoHomes.com

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The Julie Kinnear Team
 Top 1% in Canada - by referral only™

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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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140 St. Germain Ave, Toronto

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Handsome Detached North Toronto Family Home!

Renovated and spacious 2 storey home set on an extra deep 150 foot lot is a rare find in the area with potential to add on in the future. Located on the best block of St. Germain Avenue in the sought after John Wanless P.S. district near Yonge & Lawrence!

Gracious principal rooms on the main floor, with an additional den, renovated kitchen and stunning traditional wood doors, trims & mouldings that have been beautifully preserved throughout! Many thoughtful and expensive upgrades- mechanical updates (no knob and tube)!

3 large bedrooms, 2 full baths, parking, lush and very private landscaped back garden with large deck. Excellent extension of outdoor living/entertaining space!

Professionally finished lower level with heated floors, recreation room, open office area, 3 piece bath and additional storage space for all your "stuff"!

Every amenity at your doorstep! Minutes to Yonge/Lawrence subway station, walk to Yonge Street shops, boutiques and wide range of gourmet restaurants.

Family friendly neighbourhood spirit with a true sense of pride and ownership! Highly desired school district. A safe & friendly environment to raise a family

Highlights & Features

- Welcoming foyer with a pretty leaded glass window and a large coat closet.
- Convenient separate side door entrance to take you up or downstairs.
- Impressive living room for family gatherings! Modern mantle encompassing a warm gas fireplace with a new stone face and tiles surround, bay windows overlooking the front yard fills the room with lots of natural light.
- Formal dining room overlooking the backyard and open to the kitchen for ease of going back and forth with meals.
- Hardwood flooring throughout the living/dining rooms.
- Renovated kitchen with breakfast bar for meals on the go
 - Granite counters
 - Quality stainless steel appliances including must have gas stove!
 - Double sink
 - Easy access to the den/breakfast room - great for kids!
- Sun-filled den/breaky room has an oversized floor to ceiling window facing the back garden and new double sliding glass doors with interior blinds that lead out to the tiered back deck. Spray foamed underneath for better insulation.

• When heading upstairs notice the unique custom wood handrail, leaded glass window, the spacious second floor landing and built-in linen closet.

• Hardwood floors throughout.

• Beautiful master bedroom retreat! Deep, double clothes closet with built-ins and three large windows with views of the front yard.

• The 2nd and 3rd bedrooms are almost identical in size and feature large casement windows (for better ventilation and security) overlooking the backyard. Each bedroom has a closet.

• 4 piece family bath.

- Fully finished lower level (2012)
 - Heated floors throughout basement
 - Recreation room with halogen lights, a storage closet and high quality laminate floors.
 - Open office area with window overhead
 - 3 piece renovated bath with large enclosed glass shower and porcelain tiled heated floors and granite counter.
 - Laundry room with front loading stainless steel washer (5.0 cubic) & dryer, porcelain tiled floors and storage cupboards.
 - Utility room with contained sump pump, water heater and boiler

• Professionally landscaped extra deep garden and patio with a storage shed for all your bikes, supplies and gardening tools!

• The large deck is great for entertaining in the warm spring and summer months! Vast amounts of your own private green space for kids and dogs play!

• New buyers will not be disturbed by neighboring renovations, since both sides have renovated homes.

Upgrades & Improvements

2014 ~ External painting. Tuckpointing between houses and additional masonry work at front of the house. New eavestroughs installed and one remaining downspout that was approved by the City. Deck has been regularly maintained with protective sealant.

2013 ~ Improved water main to street, no lead in water. Sunview sliding door to deck with internal blinds and double locks.

2012 ~ Fully finished basement. Replaced the stairs. Heated flooring throughout with separate thermostat. Complete spray foaming between walls for maximum insulation and no pests. High quality Shaw laminate floors. Porcelain tiles in bathroom and laundry room. Sewer backup drain and sump pump. Fire alarm installed and carbon monoxide detectors. Complete internal waterproofing with weeping tiles, tarp & drainage pipes. 100 Amp electrical upgrade and external meter installed as per City's requirements.

2011~ Re-shingled house roof by Smart Roofing (October) using Certainteed shingles. Replaced roof on garage. Spray foaming under den room extension. Installed pest prevention fence along the deck. External waterproofing around front & side of house.

2010 ~ Gas boiler. Hot water tank rental.

2007/08 ~ Upgraded Jeld Wen casement windows with double locks. Front of house has all wooden Jeld Wen windows with custom designs. Front storm door from Andersen with full view, lock and screen insert.

2006 ~ Installation of Mitsubishi Mr. Slim air conditioner.

2004 ~ Replaced all electrical (no knob and tube).

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| Bedrooms: 3 | Baths: 2 (1x4 Piece on 2nd Floor) (1x3 Piece on Lower Level) | Possession: 60-90 Days/TBA |
| Parking: Mutual drive, parking for 1 car right in front | Lot Size: 25 x 150 Feet | Square feet: 1900 (includes lower level) |
| 2015 Approx. Annual Expenses: | Taxes: \$5500.00 | Heating/Gas: \$1800.00 |
| | Water/Waste: \$1200.00 | Insurance: \$600.00 |
| | | Alarm: \$500.00 |
| Inclusions: Stainless steel: KitchenAid fridge, Maytag gas stove, GE profile microwave/convection oven, built-in dishwasher, LG high efficiency washer (5.0 cubic) & matching steam dryer, ceiling fan, electric light fixtures, window coverings, wireless security system (owned-buyer can assume monthly monitoring with ADT for \$36.00 a month), hot water tank (rental), Mitsubishi Mr. Slim air conditioning unit with remote, remote for living room gas fireplace. | | |
| Exclusions: Freezer in basement and dining room blinds | | |

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John Wanless P.S. Catchement/Bedford Park Neighbourhood!

This is one of Toronto's most family friendly neighbourhoods offering an excellent selection of public, private and separate schools, many parkettes and playgrounds, a community centre, library, yoga centres, independent shops & restaurants.

Superb school district! The popular John Wanless Jr. Public School with full daycare is just a 5 minute walk away. Glenview Senior P.S., Lawrence Park Collegiate, Northern Secondary, Blessed Sacrament and Loretto Abbey, Havergal College, Crescent School, Toronto French School, attract many families to this neighbourhood.

Go Green! A short walk to Yonge/Lawrence subway station or bus lines available on Yonge Street and Avenue Road connecting passengers to the Yonge-University-Spadina subway lines!

Motorists can drive straight downtown by way of Avenue Road or Mount Pleasant/Jarvis. For commuters travelling out of the city the Avenue Road or Yonge Street on-ramps to Highway 401 is just minutes away.

Shopping a plenty! A splendid mix of grocery stores, coffee shops, fine boutiques, and specialty stores along Yonge Street. If you are not in the mood to cook there is a wonderful array of restaurants from casual to fine dining all within walking distance.

The Avenue Road shopping district, north of Lawrence, has a diverse mix of shops and specialty stores including popular gourmet food shops such as Pusateri's and Bruno's as well as a nearby No Frills.

Lots of local recreation! The Fairlawn Neighbourhood Centre operating out of Fairlawn United Church near Yonge offers a broad range of programming for all ages targeted to their over 2500 active members. A nice way to meet new friends in the community!

The Woburn Parkette is a popular meeting spot for neighbourhood parents with toddlers and preschoolers. It features a tot's playground and a wading pool. Enjoy Wanless Park & Bedford Park Community Centre as well.

Golf enthusiasts are just a 5 minute drive to the private Rosedale Golf Club and the nearby public Don Valley Golf Course, off Yonge Street, and just north of York Mills.

The George Locke Public Library at Yonge and Lawrence offers residents a wide range of programming for children and adults.

