



211 Pearson Ave Roncesvalles/High Park



Check out the YouTube video at www.LovelyTorontoHomes.com

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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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Expansive Home in Prime Roncey/High Park!

This home has been lovingly cared for and in the family for generations! **An extraordinarily large 3 storey home boasting 4660 square feet of potential living space (including generous brick addition) plus a detached 2 car garage via lane!** See extensive list of \$\$ mechanical upgrades!

Super location, south facing lot, in the middle of all the action of Roncevalles Village & High Park. This trendy area has been voted as one of the best neighbourhoods to live in Toronto.

Looking for a fabulous investment opportunity? Currently set up as 3 self contained apartments with the potential of 4 or 5. **Looking for an easy option to convert to a spacious single family dwelling?** Wanting to live in one unit for free while gaining rental income from the others? Or buy with a friend or family member and each get use of 2 floors? **Many options for a savvy buyer/ investor!**

Features & Benefits:

Pretty & bright, glass enclosed original front porch is the perfect spot for strollers, umbrellas and boots!

Main front door leads to **separate entrances to the main & upper suites.** You can see the original newel post in 2nd floor stair case.

Upgrades & Improvements

2014 ~ Engineer approved structural beam added in south side of basement under first floor joist
 ~ New concrete floor in the south side of the basement
 ~ New drains & plumbing
 ~ Waterproofing with a lifetime warranty from City Wide Group

2013 ~ New hot water boiler (boiler heating system)

2012 ~ Replaced bricks, pointing and parging on east side of house

2011 ~ Upgrade of plumbing hot/cold water risers

2010 ~ Upgraded to a 3/4" water pipe from city main into house

2009 ~ Updated electrical all knob and tube removed
 ~ 200 amp service

Exclusive Pocket of High Park/Roncey!

Centrally located in prime High Park/Roncesvalles just west of Roncevalles Ave and east of Sunnyside Ave. This established "Village" type neighbourhood is also close to Bloor West Village, Swansea, Parkdale & Downtown!

A vibrant neighbourhood with a mix of old world and gentrification! Family-friendly and blessed with excellent transportation routes plus a varied commercial shopping district, this area also boasts parkland & recreational opportunities within walking distance.

Stroll to such neighbourhood mainstays as Mitzi's Cafe, Qi Natural Foods, Scooter Girl, Dresser's, Pollocks Home Hardware, as well as Cherry Bomb, Rowe Farm, Custodio's, The Film Buff, Revue Theatre, Fetch, The Chocolateria, The Cookery, Mabel's, Hugh's Room and Sobeys and much more! Enjoy the highly touted restaurants like Local Kitchen, Cardinal Rule, Hopgoods Foodliner, Barque Smokehouse, Ace Restaurant, La Cubana & The Westerley!

While Roncevalles really does offer everything you could possibly want or need, this central downtown west location is also convenient to **Bloor West Village, the trendy Junction shops and action are just up Parkside or Dundas West and you're also within easy reach of the Ossington strip & Queen West West.**

Easy access to large scale stores near Dundas/Bloor including Loblaws, LCBO & Shoppers Drug Mart. **Attention hospital workers!** Just a block from the refurbished massive St. Joseph's Hospital!

Walk to High Park, the jewel of the Toronto Parks system. With its 399 acres of public parkland including Grenadier Pond, it plays host to a number of different recreational activities. Have fun walking your dog off-leash, running, walking and biking or cross country skiing, rollerblading. Also fishing, watching outdoor live amphitheatre performances, the public allotment gardens, train rides, the High Park Zoo, historical exhibits, a restaurant, a regular farmer's market & the Howard Park Tennis club. High Park's sports facilities include tennis, baseball, soccer, lawn bowling, swimming, and skating! **A couple of blocks to Lake Ontario & The Martin Goodman Trail also accessible via the overpass from King West.**

Attention dog owners! **Sorauren Park** is another neighbourhood gathering spot for kids play, tennis, soccer league, an official enclosed off-leash dog area, pumpkin patch after Halloween, outdoor skating rink plus the Wabash Centre & new Town Square. **Sorauren Park has an amazing farmer's market every Monday.**

Desirable neighbourhood schools attracts many families with school age children – Garden Avenue Jr PS, Fern Avenue Jr & Sr PS, St. Vincent de Paul Catholic School, Parkdale Collegiate, High Park Alternative Jr., High Park Gardens Montessori School to name a few.

Go Green! Get downtown in minutes – Streetcars on Roncey via Queen, King or Dundas take you straight downtown. Easy access to Dundas West/ TTC Subway on the Bloor-Danforth line. And the GO train station next door. The Airport train link will soon be open there as well!

For convenience when driving, it is a quick trip downtown via **Gardiner/Lakeshore** or out of town via **Hwy 400 or QEW.**

*** SEE INSERT FOR FULL FLOOR & ROOM DESCRIPTIONS**

Bedrooms: 5	Baths: 3 ~ 1x4 Piece (Main Floor) 1x4 Piece (2nd Floor) 1x4 Piece (3rd Floor)	Kitchens: 3 - 1 on each level
Approx Sq Ft: 4660 (includes lower level)		
Parking: Detached 2 car garage with laneway access from Marion Street	Possession: 30-60 Days/TBA	Lot Size: 28.08 x 120.58 Feet
Inclusions: All kitchen appliances, window coverings, electric light fixtures, hot water tank (rental). Exclusions: All chandeliers		
Approximate Annual Expenses for 2013: Taxes: \$6622.76 Hydro: \$1888.50 Heating/Gas: \$1947.06 Water/Garbage: \$923.26 Insurance: \$4122.36		

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