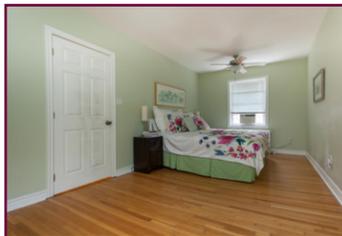


272/274 High Park Ave

Location! Location! Location!



Check out the YouTube video at www.LovelyTorontoHomes.com

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

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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272-274 High Park Avenue, Toronto

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Grand Duplex on Coveted Street in High Park/Junction!

Welcome to 272/274 High Park Avenue, one of the most sought after streets in the neighbourhood!

Hugely spacious, 2 storey purpose built duplex, boasting 4500 square feet (including the 2 lower level suites). Complete with 4 separate apartments each with their own entrance. Amazing 2nd floor 'owner' suite!!

- Ideal for the "empty nester" owner occupied with lots of additional income.
- Siblings or friends could buy a freehold and live in each unit.
- Investors looking for a prime piece of real estate that continues to appreciate.

Wonderful child friendly pocket of High Park – neighbours include a combo of young families & established households where everyone appreciates the mature tree lined streets & warm community feel.

Located in the catchment of an array of highly regarded schools including the coveted **Humberside Collegiate!** Enjoy the shops & restaurants of The Junction, the burgeoning scene on Annette and Bloor West Village.

3 Bedroom Main Floor Suite ~ 1500 square feet

- Ideal owner/family occupied suite.
- Welcoming covered front porch with a walk-out from the living room.
- Open concept living & dining rooms are made for entertaining!
- Bright and sunny with south facing windows along the suite.
- Spacious updated family size kitchen with tiled floors & double sink.
- Long hallway separates the main living area from the 3 bedrooms.
- The master has a walk-in closet/office area with 2 windows facing the quiet back.
- The 2nd bedroom is a great size and has a large closet.
- The 3rd bedroom is adjacent to the bathroom and master, ideal kids room.
- Updated 4 piece family bath
- Hardwood floors throughout.
- No lack of storage space! Double coat closet off the front foyer, raised storage over the stairs and a built-in linen closet.
- 2nd exit and own stairwell into the basement, the driveway/yard & common laundry area.

2 Bedroom Second Floor Suite~ 1500 square feet

- Amazing space with impressive principal rooms.
- Expansive living room with a walk-out to a private & covered front porch
- 15'6" Cathedral ceilings with a skylight, stained & leaded glass windows.
- Separate yet open and gracious dining room with for ease of hosting family & dinner parties.
- Family size updated eat-in kitchen with room for a breakfast table & hutch.
- King sized master retreat!
 - Spacious walk-in closet – big enough for small office area
 - Double closet just off the hallway

- Large 2nd bedroom with a double closet and picture window.
- Updated 4 piece bath
- Hardwood floors throughout.
- Raised storage over the stairs.
- 2nd exit and own stairwell into the basement, the driveway/yard & common laundry area.

Lower Level ~ 1500 square feet

- 2 similar 600 square foot, 1 bedroom apartments with separate entrances.
 - Open concept living/dining and kitchen area.
 - Well-proportioned bedrooms.
 - 2 x 4 piece baths.
 - Ample closet space in both bedrooms.
- Shared laundry in building
- Utility room and a large storage closet in basement.

Trendy Junction / High Park Location!

Location, location, location! Enjoy the pretty tree-lined streets, the close proximity to your every need and the diversity of residents.

Located in a beautiful pocket of homes north of Annette Street and south of Dundas St West. An oasis from the hustle and bustle yet walk/bike everywhere!

Walk to all your shopping needs!

- Dundas West features the hip Junction cafes, restaurants & independently owned shops & weekly farmer's market. Up on St Clair, you'll find convenient big box stores.
- Annette Street has many cafes, restaurants & chic shops with more opening up.
- Bloor West Village features many specialty shops, fruit markets, European delis/bakeries and delicious restaurants.

At the south end of the street is High Park & Grenadier Pond. Enjoy the nearness of one Toronto's jewels. There is endless recreational activities including a large off-leash dog walking area, fishing, outdoor live amphitheatre performances, gardens, train rides, an animal zoo, historical exhibits, a restaurant and the Howard Park Tennis club. High Park's sports facilities include tennis, baseball, soccer, lawn bowling, swimming, and skating!

Easy access to Lake Ontario & The Martin Goodman Trail. Nearby neighbourhood parks with the advantage of access to the lush Humber River paths & green space not far either!

Popular school district! Just a short walk to the highly rated Annette Jr & Sr P.S with community centre attached, St Cecilia Catholic School and Humberside Collegiate. High Park alternative and many Catholic, French & specialty schools all close by.

Well served by the TTC. Walk down the street to the entrance of the High Park Subway station. There are also several buses along Dundas Street West and Annette connecting passengers to Dundas West subway station (home of the GO train and the newly opening UP Express to Pearson).

Motorists can be downtown or the Airport in short order. Only minutes away from the Gardiner Expressway, QEW, 427 and the 401!

Bedrooms: 7	Baths: 4 (1 x 4 Piece on each level + 2 in basement)	Kitchens: 4	Possession: 60-90 Days/TBA
Lot Size: 28.36 x 124.44 Feet Parking: Detached 1 car garage & private drive parking for 2 cars Approx Sq. Ft: 4500 (includes lower level)			
2015 Approximate Annual Expenses: Taxes: \$6188.14 Hydro: \$1835.87 Heating/Gas: \$2392.86 Water & Waste: \$1091.67 Insurance: \$3514.59			
Inclusions: All kitchen appliances, washer, dryer, window coverings & electric light fixtures			
Exclusions: All personal items belonging to the tenants.			

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Note: Measurements & Calculations are approximate. Provided as a guideline only.

