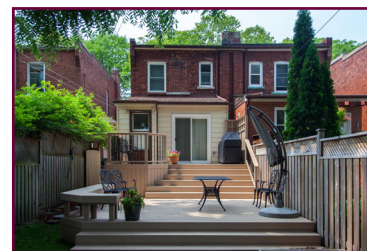




293 Evelyn Avenue

Trendy Junction/High Park



Check out the YouTube video at www.LovelyTorontoHomes.com

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Top 1% in Canada - by referral only™

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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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Stylish Renovated Family Home With Addition!

Spacious renovated semi-detached family home boasting a wonderful main floor addition is located on a premium street in one of Toronto's most established neighbourhoods. This pretty tree-lined winding street is a magical environment to raise your family! There is a friendly community spirit and a true sense of pride and ownership!

Inside and out, this gorgeous house will leave a lasting impression.

Enjoy the preferred open-concept living/dining room complete with a roaring wood-burning fireplace and cool exposed brick accent wall, the rare 2 piece powder room and upscale kitchen and family/breakfast room that walks out to the beautiful back deck and lush gardens.

3 + 1 bedrooms, 2 baths and finished lower level with high ceilings. Turnkey opportunity! Just move in and enjoy.

Wonderful child friendly pocket of High Park/Junction – 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.

Features Inside:

- Classic Edwardian exterior façade and inviting covered front porch
- Elegant preferred layout for entertaining and family living. A beautiful mantle encompassing a warm wood-burning fireplace with an insert that heats the room quickly. Funky exposed brick accent wall along the staircase, crown mouldings, pot lights and large windows fill the space with lots of natural light.
- Deluxe high end kitchen renovation! Beautiful granite counters, notice the ample custom cabinets complete with dovetailed drawers, stainless steel appliances, cork floors, breakfast bar for meals on the go, and beautifully crafted handmade backsplash.
- Breakfast/family room addition is that perfect amount of extra space that every family needs. Large separate pantry. Sliding glass doors that lead out to the amazing deck and garden.
- Convenient 2 piece powder room with wainscoting & custom vanity.
- Spacious master bedroom with a wall of closets and a beautiful bay window overlooking the front garden.
- Skylight on the 2nd floor landing fills the floor with lots of light and unique pine floors in bedrooms, as well as recent custom broadloom on stairs & hall.

- The 2nd and 3rd bedrooms both have closets and pretty picture windows.
- 4 piece updated family bath.
- Dug down and finished lower level provides excellent ceiling height throughout.
- Large recreation room with Berber carpet makes for exciting sports nights and play room space.
- Spare bedroom ideal for visiting guests, nanny or in-laws.
- Large laundry room with additional storage space. Utility/storage room.
- Dry crawl space under the kitchen addition houses more storage.
- Oversized tiered back deck with built-in seating will host many large barbeques and family gatherings. Professionally landscaped front & back gardens with high privacy fencing surround. Large garden shed for all your bikes, gardening tools supplies and toys

Junction/High Park Location!

Location, location, location! Enjoy the pretty mature 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 St John's. 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 open 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: 3+1	Baths: 2 1x2 Piece (Main Floor) 1x4 Piece (Second Floor)	Approx Sq Ft: 2000 (includes lower level)
Parking: Extra wide mutual drive that both 293 & 291 Evelyn have shared for the past 20 years. There is more than enough room for 1 car each in front		
Inclusions: Stainless steel: Fridge, gas stove & built-in dishwasher, washer, dryer, window coverings & electric light fixtures		
Approximate Taxes for 2015: \$3866.70	Lot Size: 20.75 x 123.25 Feet	Possession: 60 Days/TBA

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Upgrades & Improvements

2015

- New shingled roofs of peak & front porch

2012-2013

~ Updated all electrical (no knob & tube). Renovated the kitchen & main floor bathroom. Replaced the carpet in the basement

2011

~ Updated windows. Furnace. Sunroof. Deck and shed in the backyard

2008

~ Upgraded water main to street. Put down interlocking brick on the front driveway

