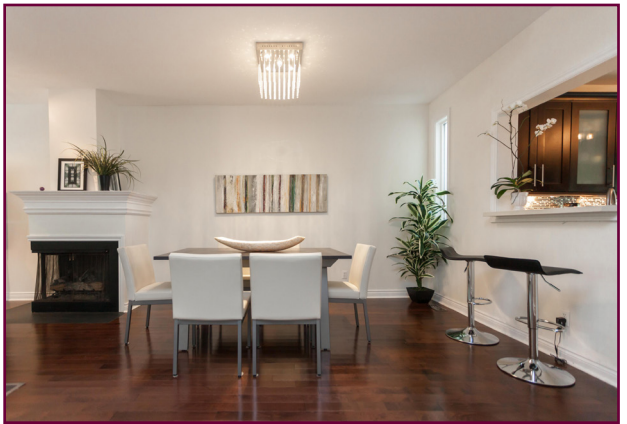


# 318 Albany Avenue

Prime Central Location



Check out the YouTube video at [www.LovelyTorontoHomes.com](http://www.LovelyTorontoHomes.com)

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Tyler Delaney

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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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## 318 Albany Avenue, Toronto

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### Contemporary Annex Detached Home!

Gorgeous detached completely renovated home with basement in-law suite, located in a quiet setting across from Cawthra Playground & Parkette in the popular Hillcrest School district of this upper Annex/Casa Loma neighbourhood!

3 + 1 bedrooms, 2 kitchens, 4 baths including master ensuite, bonus of 2nd floor PLUS lower level laundry! Private parking spot off the back laneway and professionally landscaped yards front and back!

Basement "nanny suite" features: Dug down/ lowered and waterproofed fully finished lower level with newly built covered separate entrance (2012), a large recreation/living room, full bedroom, kitchen, full bath and 2nd set of laundry facilities. Excellent income potential/mortgage helper!

Potential lower level income would rent for approximately \$1500.00 a month!

The seller has spared no expense on many extensive mechanical upgrades and improvements both inside and out! Including roof, windows, central air, furnace, sump pump, attic insulation, basement waterproofing.

What a superb central downtown Toronto location! Very family oriented "Tarragon Village" neighbourhood yet literally walking distance to U of T, Yorkville, Bloor, the Dupont subway station, Wychwood Barns, popular shops, restaurants, schools and parks.

An ideal home for professionals, couples or families looking to live in a superb neighbourhood close to excellent shopping, cute cafes, restaurants, TTC and loads of recreation. Enjoy this walking lifestyle and watch your investment grow.

### Prime Central Location!

Unique upper Annex "Tarragon Village" pocket boasts great community spirit attracts many families of business professionals, prominent artists, community leaders and University of Toronto faculty who enjoy its diversity. Good relationship with responsive city councilor!

Superb school district is a draw for many to this tight well-knit cohesive community! Preferred school catchment includes popular Hillcrest P.S., Nearby Loretto College School, Royal St. Georges College, University of Toronto, George Brown College.

Parks & Recreation galore! Bonus for kids and dogs being right across from Cawthra Playground Park where you'll find all the neighbourhood kids playing, or it is a hop skip and a jump to the Lower Annex and Seaton Village to find Jean Sibelius, Bill Bolton skating rink & hockey league, Vermont Square & Christie Pits or Wychwood Barns Park.

Quiet street with traffic calming speed bumps. Close to art, culture, sporting venues including Wychwood Barns, U of T Athletic Centre, Casa Loma, The JCC, The Native Canadian Centre of Toronto, Royal Ontario Museum, Royal Conservatory's Koerner Hall, Spadina Road Public Library, Annex Dance Academy, St. Alban's Boy's & Girls Club, to name but a few!

Enjoy the diverse calendar of shows at the famous Tarragon Theatre!

Many great local restaurants like Fat Pasha, Fanny Chadwick's plus a mix of restaurants, delightful shops & boutiques, and specialty stores along Bloor and desirable restaurants/bars a short walk away at Dupont/Spadina/Bathurst. The Mirvish Village shopping district on Markham south of Bloor offers art galleries, dining and antiques.

For every day needs - close by Loblaws, LCBO, Shoppers Drug Mart & Tim Hortons as well as Wychwood Barns farmers market.

GO Green! Well served by public transit. Walk to Dupont Subway & bus! Easy walk to Bloor Street.

Centrally located to get uptown or downtown in mere minutes!

### Upgrades & Improvements

#### 2016

~ Attic insulation upgraded to R-50, skylight and hatch  
~ Dryer vent cleaning

#### 2015

~ Replaced back sliding patio door  
~ Front landscaping by Enso Gardens  
~ Duct cleaning  
~ Tree trimming both front and back  
~ New eavestroughs with leaf guard screens  
~ New air conditioner and thermostat

#### 2014

~ Exterior waterproofing  
~ Re-shingled the roof  
~ Backyard landscaping  
~ Covered basement entrance with vinyl framed posts and plexiglass roof  
~ Complete electrical panel install upgraded

#### 2013

~ Liberal enhanced 12 horsepower sump pump with battery back up

#### 2012

~ Built new basement entrance  
~ Concrete patio  
~ Replaced basement door with keyless entry  
~ Installed handrail to basement entrance  
~ GFCI outlets in bathrooms  
~ Installed stove outlet in basement  
~ Added electrical outdoor wiring to basement entry with 2 motion sensor lights

#### 2011

~ Basement dug down and waterproofed (10 year warranty on waterproofing and 25 year warranty on concrete work)  
~ Heat and energy saving spray foam insulation throughout the basement  
~ Installed 2 separate sets of washers & dryers (one in master and one in the lower level)  
~ Upgraded water supply from the City with 3/4" pipe for great water pressure  
~ Installation of sump pump. New drains and back water valve  
~ Upgrading most of the plumbing in the house to copper  
~ High efficiency forced air gas furnace  
~ Modern exterior front facade  
~ Custom kitchen with solid wood cabinets. Stainless steel backsplash, high-end stainless steel appliances, quartz countertops and breakfast Bar  
~ Replaced all light fixtures  
~ Stripped hardwood floors  
~ Replaced all faucets, shower heads and vanities, tempered glass shower stalls

Bedrooms: 3 + 1	Baths: 4 (1 x 2 Piece on Main Floor) (1 x 3 Piece on 2nd Floor) (1 x 4 Piece on 2nd Floor) (1 x 3 Piece Lower Level)
Approx Sq. Ft: 2417 square feet (includes the finished lower level)	Parking: Spacious parking space for 1 car - Access from laneway
2015 Approx. Annual Expenses: Taxes: \$6081.68 (2016) Hydro: \$1513.29 Heating/Gas: \$1615.95 Water/Waste & Sewer: \$650.73	
Lot Size: 20.33 x 90.00 Feet (Survey available) Possession: 30-60 Days/TBA Note: Potential lower level rental income would be approx. \$1500/month	
Inclusions: Stainless steel appliances: 2 fridges, built-in wall oven & microwave, range hood, dishwasher, cooktop, stove in lower level, window coverings, all electric light fixtures, 2 sets of washers and dryers, high efficiency gas furnace, hot water tank (rental), custom built-in closets.	

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