



Check out the YouTube video at www.LovelyTorontoHomes.com

Julie Kinnear*, Jennifer Palacios*,
Holly Chandler* & Tyler Delaney* *Sales Representative

Office 416.236.1392 Direct 416.762.5949

julie@juliekinneer.com ♦ www.juliekinneer.com

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.

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

Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



35 Hook Avenue The Trendy Junction



Julie Kinnear*, Jennifer Palacios*,
Holly Chandler* & Tyler Delaney* *Sales Representative

Office 416.236.1392 Direct 416.762.5949

julie@juliekinneer.com ♦ www.juliekinneer.com

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

Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



35 Hook Avenue, Toronto

Check out the YouTube video at www.LovelyTorontoHomes.com

Fabulous Live/Rent in Hip Junction!

Spacious 2.5 storey Victorian Duplex with 2 lovely suites! What a golden opportunity to get into this sought after Junction neighbourhood!

Located on quiet one-way street keeps traffic to a minimum. Within walking distance to the subway and trendy Junction shops!

Ideal owner occupied with rental income. Downsizers could live in plenty of space while gaining income, or keep as an investment property in a prime location!

Could easily be converted to a spacious single family dwelling at your leisure! Many options for a savvy buyer/investor!

2 large units on 3 levels with great ceiling height throughout! 4 + bedrooms, 3 full baths, each unit has its own laundry, there is plenty of outdoor space and a wide 1.5 car garage!

Apartment Features:

2 separate entrances to the main & upper suites.

Main Floor Suite

750 square feet of space and comfort for you or some happy tenants!

- Sit back & relax on the big old fashioned front porch and catch up with neighbours passing by.

- Gracious main floor 1 bedroom suite maintains the classic character and charm of the home.

- Open-concept living/dining rooms with 9'7" ceilings and hardwood floors.

- Large bedroom with French doors and a double closet!

- Cook up a storm in the oversized kitchen with a walk-through to the sun-filled breakfast room.

- Double French doors lead out to the party-sized deck! You will love the outdoor space to entertain & barbeque with friends and family.

- Huge storage room in the lower level with built-in ledges, a 3-piece bath, laundry/utility room and under stair storage space. 660 square feet

2nd & 3rd Floor Suite

1270 square feet of fabulous living space & potential rental income!

- Grand family room with 9' ceilings!

- The 2nd floor bedroom has a deep clothes closet and wood laminate floors.

- Full sized kitchen and dining area.

- Double French doors lead out to a balcony overlooking the backyard.

- 4-piece family bath

- The third floor has 2 huge bedrooms, 3-piece bath with washer & dryer, balcony facing the backyard and lots of closet space.

Trendy Junction 'Hood'!

Family-friendly tree-lined street with amazing neighbours and lots of children creates a warm vibe & community feel!

Located in a quiet pocket of homes yet steps to all the action & all of your shopping needs!

Dundas West features the funky Junction cafes, delicious restaurants, eclectic antique stores, independently owned shops & weekly farmer's market in the summer. Find convenient big box stores up on St Clair.

Every September a five-block section of Dundas Street West, between Keele Street and Quebec Avenue, closes for the Junction Arts Festival a five-day jamboree of music. It drew 260,000 people last year! (www.junctionartsfest.com).

Plenty of parks surround! Dundas-Watkinson Parkette, Baird Park, Carlton Park, Perth Square Park and a short distance from the ever so popular High Park/Grenadier Pond.

Easy access to Lake Ontario & The Martin Goodman Trail as well as the lush Humber River paths & green space!

Popular school district! Indian Road Crescent Jr P.S., the highly rated Annette Jr & Sr P.S with community centre attached & HumberSide Collegiate as well as many Catholic, French & specialty schools all close by.

Well served by the TTC. There are several bus lines along Dundas Street West, Dupont & Keele connecting passengers to the Dundas subway station via the Bloor/Danforth & Yonge lines.

Motorists can be downtown or the Airport in short order. Enjoy the convenience of being located only minutes away from the Gardiner Expressway, QEW, 427 and the 401!

Bedrooms: 4 Baths: 3 ~ 1x4 Piece (2nd Floor) 1x3 Piece (3rd Floor) 1x3 Piece (Lower Level) Kitchens: 2 ~ Main & Second Floor
Laundry: 2 Third Floor and Lower Level Approx Sq Ft: 2680 (includes lower level)

Parking: Detached 1.5 car garage, parking for 1 car Possession: 60 Days/TBA Lot Size: 17.5 x 100.00 Feet

Inclusions: All kitchen appliances, electric light fixtures and ceiling fans, washers and dryers, hot water tank (rental)

Approximate Annual Expenses for 2014: Taxes: \$3354.76 Hydro: \$950.00 Heating/Gas: \$1050.00 Insurance: \$1130.00 Water/Waste: \$694.00

Previous Rents: The seller currently lives in the main floor apartment, the approximate rent for this unit would be between \$1500.-\$1600.00/month
Upper floor tenant was paying \$2150/month & moved out at the end of July. Could now rent for at least \$2300/month based on neighbourhood comparables

Julie Kinnear*, Jennifer Palacios*,
Holly Chandler* & Tyler Delaney* *Sales Representative

Office 416.236.1392 Direct 416.762.5949

julie@juliekinneer.com ♦ www.juliekinneer.com

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

Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



Upgrades & Improvements

2013 ~ Planted perennial garden
~ Painted back decks
~ New stove and faucets in upper apartment
~ Repainted upper bedrooms

2012 ~ Painted main floor apartment
~ Installed dishwasher and range hood on main floor
~ New carpet on stairs

