



37 Garden Avenue

Beautiful Roncesvalles Village



Check out the YouTube video at www.LovelyTorontoHomes.com

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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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Opportunity in Hot Roncesvalles!

Cherished, family owned home for over 53 years! This exceptional **south facing 2.5 storey Victorian style** house boasts **5 bedrooms and 2200 square feet** of sprawling living space **PLUS the lower level.**

Soaring ceilings in the living room and main floor den, with beautiful original trim and classic character and charming features throughout. **Everyone loves homes with a 2nd back staircase!**

Bonus of up to 3 parking spots off the back laneway is a **rare find in the area.** Enjoy gardening in the sunny **quiet fully fenced backyard.**

Sought after street in Roncey Village – pretty tree-lined street in the middle of all the action, just a short stroll to Sorauren Park or Roncesvalles! This trendy area has been **voted as one of the best neighbourhoods to live in Toronto.**

Friendly community spirit with a true sense of pride and ownership! A magical environment to live and raise your family!

Prime Roncey Location!

As they say "location location location"! **37 Garden Avenue** is in a prime spot in the heart of the neighbourhood east of Sorauren and Roncesvalles Avenue. The proximity of being halfway up Roncesvalles helps to access all of the area amenities! This is a very quiet part of Garden Ave.

The vibrant neighbourhood of Roncesvalles Village is a mix of old world style and modern 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.

Enjoy the **tree-lined streets, laneways for kids play, and the mix of ages & diverse backgrounds** of the residents that enchant and delight all those who live here!

Roncesvalles Avenue underwent years of construction to establish a show piece **pedestrian/eco friendly boulevard a pioneering example for Toronto** for safe TTC access and a thriving green space on a main city street. There is an active residence association working hard with the City to continually enhance the community.

Shopping a plenty! Variety of **chic restaurants and gourmet stores** rub elbows with traditional Polish delis, coffee shops, professional and personal care services, family businesses, churches & schools.

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 Revue Theatre, Phil's ice cream, The Chocolateria, Mabel's, Hugh's Room and Sobeys (conveniently open till midnight!) and much more!

Easy access to **large scale stores near Dundas/Bloor** including No Frills, Loblaws, LCBO & Shoppers Drug Mart. Only a few blocks from the refurbished massive St. Joseph's Hospital.

Enjoy the **highly touted restaurants** like Hopgoods Foodliner, Barque Smokehouse, Ace Restaurant, La Cubana & The Westerley! There is plenty of cool restaurants & shops on Queen West like Local Kitchen within walking distance as well.

Attention families and dog owners! The entrance to the young children's' playground on the south west corner of Sorauren & Wabash is just a couple of blocks away!

Sorauren Park is the neighbourhood gathering spot for **kids play, tennis, soccer league, an official enclosed off-leash dog area, the pumpkin patch after Halloween, an outdoor skating rink plus the Wabash Centre & new Town Square.** A new community centre is slated to come in as well. Sorauren Park has a popular Monday's farmer's market.

Fans of the great outdoors will appreciate being able to walk to **High Park/Grenadier Pond & the 399 acres of public parkland** including an outdoor theatre, playgrounds, local zoo picnic grounds, lengthy off-leash areas, flower gardens a historic museum, and plenty of sports options. **Easy access to Lake Ontario to cycle, blade, run or walk along the Martin Goodman Trail.**

Desirable neighbourhood schools attracts many families with **school age children** – 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.

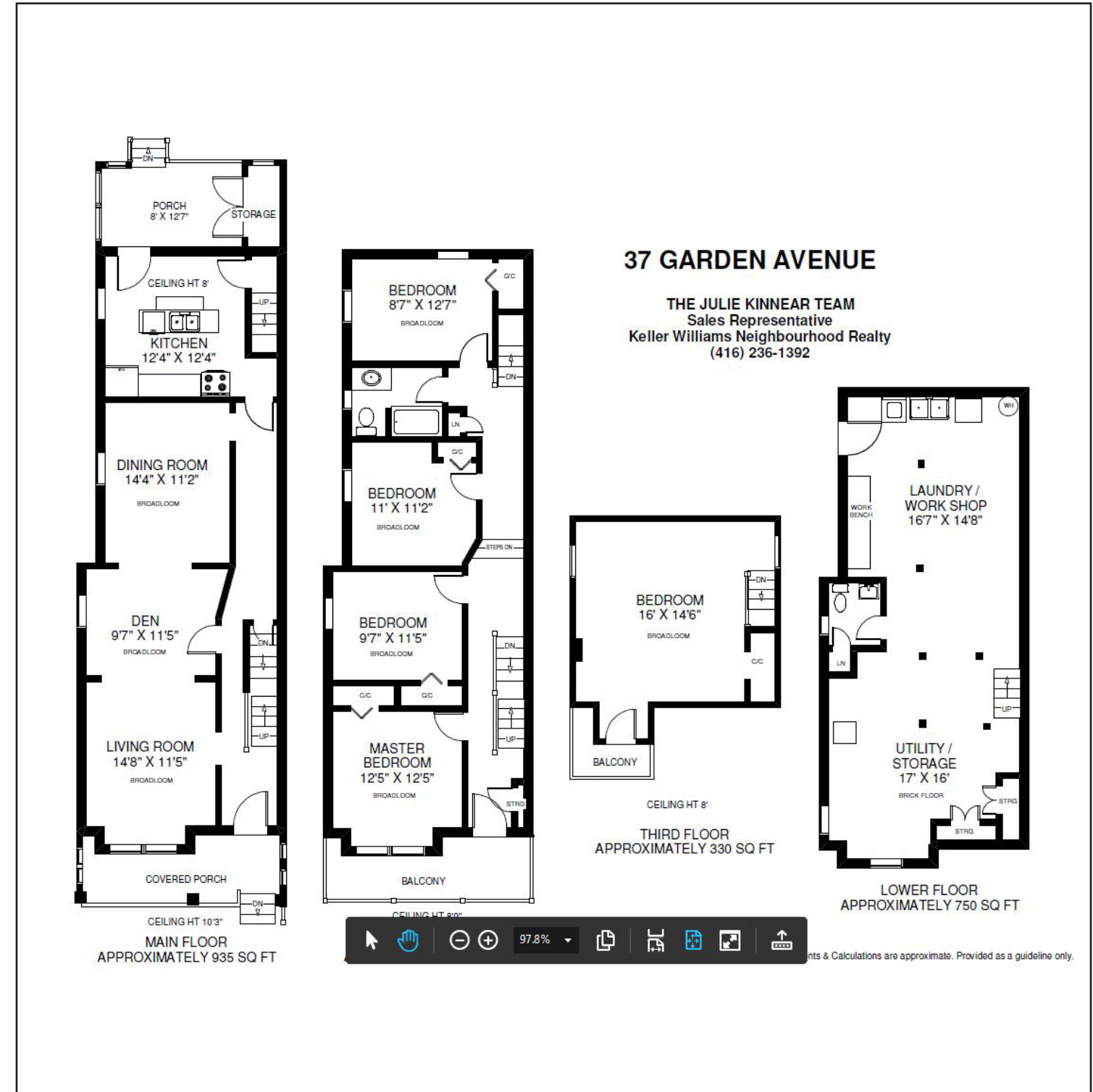
Go Green! Get downtown in minutes – easy access to Dundas West or Lansdowne/ TTC Subways on the Bloor-Danforth line. 20 minute walk to **GO train station or the new Union Pearson Express train.** Streetcars on Roncey via Queen, King or Dundas take you straight downtown.

Get in and out of the city in minutes with **easy access to Lakeshore Boulevard West and the Gardiner.**

Upgrades & Improvements!

~ Forced air gas furnace & central air conditioning

~ Thermopane windows



Bedrooms: 5	Baths: 2 (1 x 2 Piece Lower Level) (1 x 4 Piece on 2nd Floor)	Possession: 60 Days/TBA
Approx Sq. Ft: 2950 (includes lower level)	Parking: 3 car parking off back laneway	
2015 Approximate Taxes: \$5387.28	Lot Size: 25.00 x 125.00 Feet (No Survey available)	
Inclusions: 2 fridges, stove, dishwasher, freezer, washer, dryer, window coverings, electric light fixtures, broadloom where laid, forced air gas furnace & central air conditioning (all in "as is" condition). Exclusions: Dining room light fixture.		

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