



403 Shaw Street

Hip Urban 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™

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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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Spacious Victorian in Trendy Trinity Bellwoods Park!

Lovingly-maintained, character-filled 2.5 storey semi-detached home offers plenty of space for the move-up buyer! Over 2900 square feet of dreamy living space with high ceilings, grand principal rooms and 5 bedrooms!

Step into urban life with a European ambience and intimate neighbourhood lifestyle! Situated in the sweetest spot between Trinity Bellwoods and Little Italy and just a short walk to the hot restaurant scene on Ossington. You won't really need or want to venture out of the area but in case you do, the best bike lane is right outside your door and there is easy access to streetcar, bus and subway. Walk to shops, cute cafes, the best restaurants/bars, grocers, gourmet Italian/Portuguese shops. It's also directly across from Fred Hamilton Park which leads to George Ben Park and Trinity Bellwoods Park is less than two blocks away.

Detached 1 car garage off the back laneway is a rare find in the area and has plenty of extra storage space for bikes, gardening supplies & tools.

Deep, enclosed back garden perfect for summer entertaining, kids and pets playtime.

An ideal home for growing families, professionals and couples looking to get into this hot pocket of the city! Watch your investment grow.

Friendly community spirit! Pride of ownership in the area is evident with courteous neighbours who are always willing to help out.

Superb combination of location, size, character and quality!

Find these alluring features inside:

- Welcoming west-facing, covered front porch for enjoying your morning paper/lpad and coffee, end-of-day sunsets, prosecco, wine...you get the idea.
- Handsome double-door entry with transom window and original plaster archway, leads you inside.
- Impressive living room with double French doors, gorgeous original fireplace mantle, wood floors and large bay window overlooking the front yard.
- Another set of double French doors leads to the dining room which boasts plenty of space for large family gatherings and dinner parties.
- Sun-filled kitchen with a pass-through to the breakfast room which walks out to the backyard.
- Gracious 2nd floor master features hardwood floors, large bay window and a closet.
- Large 2nd bedroom has hardwood floors and a closet.

- The good-sized 3rd bedroom is currently set up as a kitchen. Would be ideal as a nursery or home office.

- 4-piece family bath.

- The third floor offers 2 very spacious bedrooms each with a closet and pine floors throughout.

- Full lower level is a blank canvas with a wide open space ideal for a future expansive recreation room. There is also a 1-piece bath, laundry room and separate storage room.

Hip Urban Location!

Located just south of College Street, east of Ossington and two blocks from Trinity Bellwoods Park, this sought after street is home to many long time residents and has a close-knit community feel. A safe neighbourhood with easy access to excellent shopping districts and amazing transportation routes for cyclists, public transport, motorists and pedestrians.

There is a grocery store across the park on College, and all kinds of unique shops and some of the best restaurants and bars in the city: Bar Isabel, Hapa Izayaka, Vivoli and Bar Italia to name just a few. Enjoy the Taste of Italy in the summer; one of the best summer festivals in the city. Check out live music and events at the Mod Club and Revival without having to call an Uber at the end of the night.

The Little Portugal shopping district on Dundas Street just west of Ossington, caters to the large Portuguese community in the Trinity-Bellwoods neighbourhood and also offers more amazing restaurants: the Black Hoof, Veghead, Ufficio, Enoteca Sociale and more.

Walk to the hip Ossington strip with its galleries & shops. Experience some of Toronto's hottest restaurants and bars. Too many to list here!

Trinity Bellwoods Park is a highlight of the neighbourhood. The park's facilities include a children's playground, wading pool, sports fields, baseball diamond, and four tennis courts. There is also an artificial ice rink that is used for pleasure skating, permit hockey, shinny hockey, women's and girl's ice hockey, and a hockey school. Besides all the recreation, it's very popular for picnics and hanging out with friends. Weekend people watching at it's best.

The Trinity Community Recreation Centre at 155 Crawford Street, has an indoor pool, a gymnasium, a track, and a weight room. The Fred Hamilton Park just across the street from 403 Shaw, is ideal to play in all year round.

Nearby desirable schools include Charles G Fraser Jr PS, Alexander MG Ave Jr & Sr PS, Harbord Collegiate, Dewson St Jr. Public for French Immersion, Central Tech & Central Commerce. St. Lucy, St. David, St. Francis of Assisi, & St. Mary Secondary for Catholic Schools to name but a few.

Go green - The College Streetcar and Ossington bus go straight to the Bloor-Danforth subway lines, the area boasts some of the best cycling paths and is very walkable.

For motorists travelling in and out of the city, there is convenient access to both Lake Shore Blvd and the Gardiner Expressway; each approximately a five minute drive from this neighbourhood.

Bedrooms: 5	Baths: 2 (1 x 4 Piece on 2nd Floor) (1 piece in the lower level)	
Approx Sq. Ft: 2920 square feet (includes the lower level)	Possession: 45-60 Days/TBA	Lot Size: 18.25 x 127.00 Feet
Approximate 2016 Annual Taxes: \$4843.33	Parking: Detached 1 car garage off the back laneway	
Inclusions: All existing appliances, electric light fixtures and window coverings (all in "as is where is" condition)		

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