



611 Davenport Rd

Upper Annex/Tarragon Village



Check out the YouTube video at www.LovelyTorontoHomes.com

Julie Kinnear, Jennifer Palacios,
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The Julie Kinnear Team
 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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Spacious Updated Semi in Upper Annex!

Bright, charming and upgraded 3 bedroom 3 bath Edwardian semi is a wonderful opportunity to call home!

- There are very few homes in Toronto with a **Walkscore of 100/100!** Makes your daily life that much easier!
- Quiet family friendly neighbours in superb central downtown location
- **Walk to Dupont subway, U of T, George Brown Collage, Wychwood Barns, Casa Loma, parks, local restaurants & Yorkville shops!**
- **Highlights include:**
 - **Large formal living/dining rooms** with sliding pocket French doors, hardwood floors & original character
 - **Huge renovated kitchen is meant for parties** – features sparkling granite floors and plenty of cabinetry.
 - **Walk-out to the sunny south facing back deck and private enclosed yard**
 - **Rare main floor powder room!**
 - **3 good sized bedrooms** all with closets and hardwood floors.
 - **Updated & tiled 4 piece bath** on the 2nd level
 - **Professionally finished recreation room with good ceiling height and a 4 piece bath** could easily be used as a guest or in-law bedroom
 - **Storage, storage & more storage throughout is a bonus!**

Our seller remembers "Once a friend told me that she could bring a suitcase and move in any day - that's how much she loves my house. **This house has given me so much comfort and relaxation.**" Now it can be yours!

Upgrades & Improvements

- 2011 ~ New entire roof (flat & shingles)
 ~ Upgraded the kitchen & added new window
 ~ Renovated powder room
 ~ Installed 4 piece bath in basement
 ~ New front & back door + screen door
- 1999 ~ Forced air gas furnace & central air conditioning

Vibrant Tarragon Village Location!

Quiet upper Annex pocket proudly known as the vibrant Tarragon Village!

- Tight well-knit cohesive community is home to many families of successful business people, prominent artists, community leaders and University of Toronto faculty who enjoy its diversity.
- Great relationship with responsive city councillor! Special private street festival on Howland each year!
- **Sought after school district!**
 - Nearby popular Hillcrest P.S., Brown P.S. (French Immersion), Winona Dr Sr P.S. nearby Loretto College School, Royal St. Georges College, University of Toronto, George Brown College.
- **Parks & Recreation!**
 - Just around the corner on Albany is the wonderful Cawthra playground park for all the neighbourhood kids, plus walk to Hillcrest Park, Roycroft Ravine & Sir Winston Churchill Park.
- Unique proximity to art, culture, sporting venues including Wychwood Barns, U of T Athletic Centre, Casa Loma, The Jewish Community Centre, The Native Canadian Centre of Toronto, Royal Ontario Museum, Royal Conservatory's new 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!**

An eclectic mix of ethnic restaurants, delightful shops & boutiques

- Many great local restaurants like Fanny Chadwick's, Corner House, Dos Amigos
- Delightful shops & boutiques, and specialty stores along Bloor

• For every day needs – it is close by Loblaws, LCBO, Shoppers Drug Mart & Tim Horton's as well as Wychwood Barns farmers market.

GO Green! Well served by public transit.

- Bus stop right out your door at Davenport/Dartnell
- Subway station just a short walk away at Dupont & Spadina, on the Yonge-University-Spadina line or at Spadina or Bathurst on the Bloor Danforth line,
- Conveniently located to get uptown or downtown in mere minutes!

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THE JULIE KINNEAR TEAM
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Note: Measurements & Calculations are approximate. Provided as a guideline only.

Bedrooms: 3	Baths: 3 – (1x2 Piece Main Floor) (1x4 Piece Second Floor) (1x4 Piece Lower Level)	Lot Size: 16.00 x 83.00 Feet
Parking: Plenty of street permit parking available for \$189.84/year		Approx Sq. Ft: 1860 (includes lower level)
Possession: 60 Days/TBA		
Approx. Annual Expenses 2013: Taxes: \$2731.37 Hydro: \$680.00 Heat/Gas: \$872.00 Water: & Waste: \$153.00 Insurance \$920.00 Alarm: \$753.00		
Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, electric light fixtures, hot water tank (rental), alarm system (buyer to assume monitoring contract). Exclusions: High definition satellite attached outside of the house, light fixtures in the living/dining/master & guest bedrooms.		

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