



# 706 Indian Road

## Picturesque High Park!



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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## Live/Rent in Grand High Park Home!

**Spacious 2.5 storey in a prime west end location! Currently a duplex with 2 separate 2 floor suites with own entrances.** Presents many opportunities for the savvy buyer!  
 • Ideal owner occupied with additional income  
 • Investors  
 • Convert to a huge single family home.

Set on an extra large (26 x 120 feet) sunny south and west facing corner lot with a welcoming "olde" fashioned large wrap around deck.

This bright, updated semi-detached High Park home oozes character and charm with many modern upgrades and mechanicals throughout. (So large it's hard to tell it's a semi). A true sense of pride and ownership really shows!

2 large units, 4 + 1 bedrooms, 2 baths, 2 kitchens, separate laundry for each suite plus private drive, parking for up to 4 cars.

Plenty of outdoor space for all to enjoy – gardening, play, and barbecues! 2nd floor private balcony, large deck and fenced yard.

Wonderful child friendly pocket of High Park – neighbours include a combo of young families & established households – everyone appreciates the mature tree lined streets!

- Located in the catchment of an array of highly regarded schools including the coveted **HumberSide Collegiate!**
- Walk to the subway, Park Lavinia playgrounds & glorious High Park!
- Enjoy the shops & restaurants of The Junction, Roncesvalles & Bloor West!

### Main Floor - 810 square feet

- Side door entrance and large wrap around deck. Sit back and enjoy a quiet morning cup of coffee perched up on the hill.
- Open concept living & dining rooms, plus office area overlooks the kitchen and will host many large gatherings. High ceilings!
- Cool exposed brick accent wall, halogen lighting and crown mouldings.
- Updated kitchen with Silestone counters & lots of cupboard space.
- Large Bedroom with double French doors and wall to wall closets.
- Hardwood floors throughout

### Lower Level - 700 square feet – Part of the main floor suite adds lots of extra living space.

- Recreation room with exposed brick wall and carpeting.
- Spacious bedroom with a walk-in closet and additional linen closet.
- Updated tile 4 piece bath.
- Laundry room with plenty of extra storage space.

### Second Floor - 810 square feet of bright and airy space.

- Separate entrance altogether from the main level, off the back deck.
- Plenty of storage under stairs in the entrance, or even add bookshelves to the stair case, and area to unload coats and boots before entering.
- Open concept stylish living & dining room overlooks the kitchen. Coat closet.
- Walk-out to a private balcony. Exposed brick wall & coat closet. Pretty picture windows.
- Open and ample-sized kitchen with tiled backsplash & laminate floors.
- Large bedroom with double French doors, double closet and hardwood floors
- 4 piece updated bath with laundry area nicely tucked behind closed closet doors.

### Third Floor - 300 square feet is part of the 2nd floor suite or great space if converting to a single family home to be used for your older kids sleep/work space.

- Bedroom with a double closet overlooking the front yard.
- Open Den/office or 2nd bedroom with closet overlooking the backyard.
- Carpeting throughout.

### Picturesque High Park!

Conveniently located in superb family friendly very quiet pocket south of HumberSide Ave at Kenneth Avenue in one of Toronto's most popular neighbourhoods! 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!

Just a couple blocks to famed High Park with its 399 acres of public parkland including off-leash dog trails, hiking trails, outdoor theatre, zoo, tennis, hockey, baseball, picnic grounds, flower gardens & historic museum.

Explore the bonanza of nearby recreation spots by bike or on foot: Park Lithuania for little ones (splash pad, tobogganing, Jungle Jim & soccer/baseball fields), Keele Community Centre with swimming pool, the Waterfront Trail (Part of the extensive Martin Goodman Trail along Lake Ontario), and the Western Railpath that is a safe bike path north and south, to be extended!

Desirable school district! Nearby Indian Road Crescent Jr. P.S., Annette Street Jr. & Sr. P.S. and the all important HumberSide Collegiate catchment – plus a variety of other quality schools including Mountview Alternative Jr., High Park Alternative Jr., High Park Gardens Montessori School, Bishop Morocco/Thomas Merton Catholic S.S., and Western Technical-Commercial School.

Unique independent shops and restaurants of The Junction are a couple of a blocks away. Roncesvalles attracts foodies and shoppers from all over the city, with a variety of services, green grocers, bakeries, delicatessens, specialty food shops, cafes and restaurants. Convenient to the big box stores up Keele by St. Clair.

Go green – Walk or hop on the #40 to Dundas West station connecting you to the Bloor-Yonge-University subway lines. Dundas West is one of the only 2 planned stops for the Pearson Airport Express, opening soon!

Drivers will find the 15 minute drive downtown convenient with both the Gardiner and Lakeshore Blvd a few minutes away. Pearson Airport & 400 series highways are easily accessible from this location.

Bedrooms: 4 + 1	Baths: 2 (1x4 Second Floor) (1x4 Piece Lower Level)	Kitchens: 2 (Main & 2nd Floor)	Possession: 60 Days/TBA
Parking: Private drive parking for up to 4 cars		Approx Sq. Ft: 2620 (Includes lower level)	Lot Size: 26 x 120 Feet
Annual Expenses: Taxes: \$4482.66 Rents: \$1678 (upper unit only very reasonable) Hydro: \$1598.42 Water: \$700 Heat/Gas: \$1520.67 Insurance \$650			
Include: All kitchen appliances inclusive of: 2 fridges, 2 stoves, 2 dishwashers, 2 sets of washers & dryers, electric light fixtures, window coverings, hot water tank (rental). Exclusions: All personal items belonging to the tenants. Note Upper floor includes all utilities. Tenant is responsible for phone, cable, internet and tenant insurance. Rented by professional couple would love to stay if possible. Main floor is vacant - set your own rent.			

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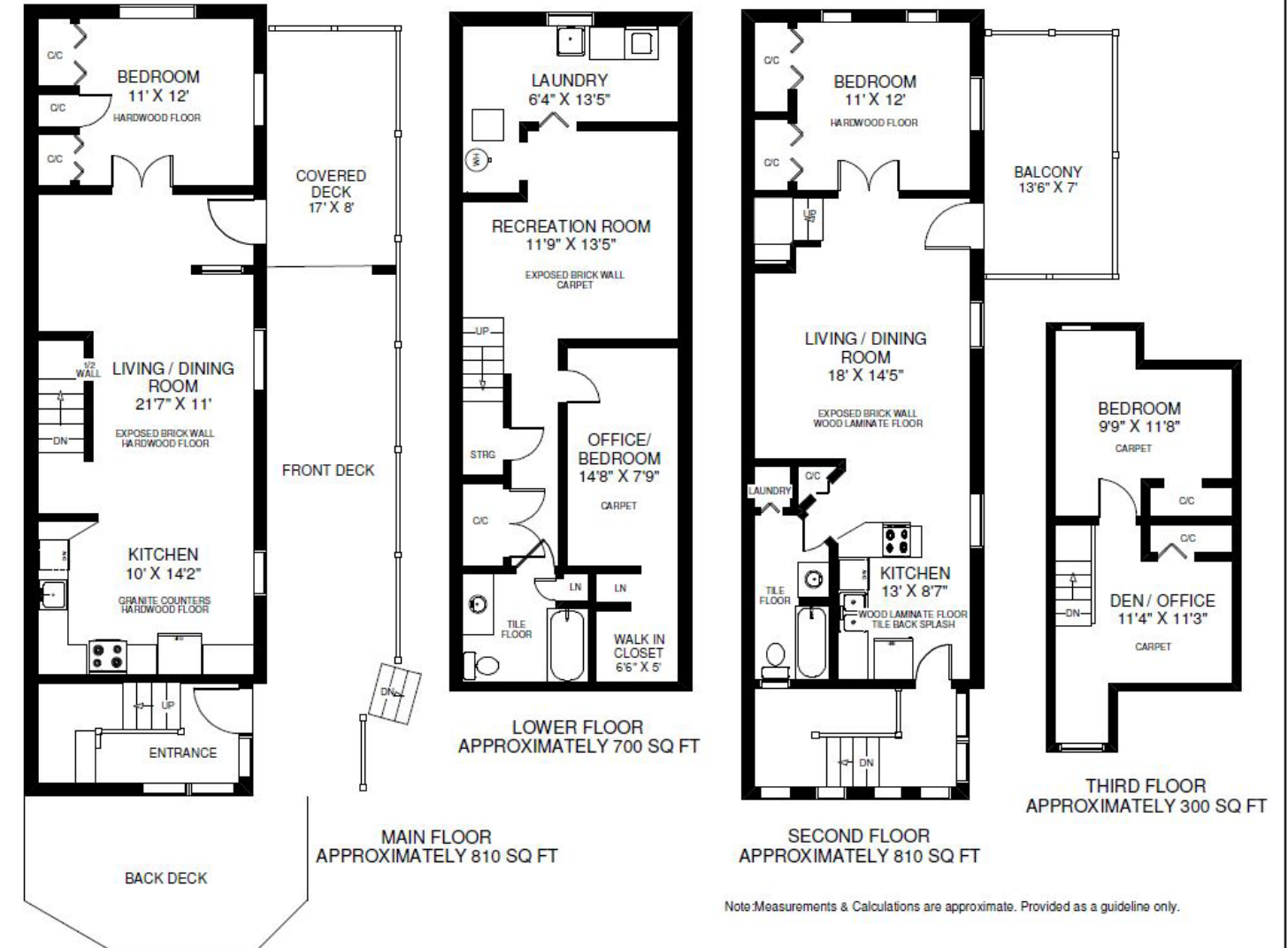


## Upgrades & Improvements!

- 2015 ~ New ceramic floors in the main entrance and lower bathroom
- 2014 ~ New windows in 2nd floor bedroom, replaced side windows in the 1st / 2nd floor bedrooms  
 ~ New cedar shakes
- 2013 ~ Replaced the doors, front stairs, 2nd floor deck and entrance by kitchen
- 2012 ~ New Roof
- 2011 ~ Main floor ceiling and pot lights
- 2009 ~ Replaced vanity and toilet in both bathrooms
- 2005 ~ Renovated entire main floor kitchen including Silestone counters.
- 2002 ~ Replaced main floor fridge and dishwasher
- 2001 ~ New furnace and air conditioning. Replaced 3rd floor back window & basement
- 2000 ~ Installed circuit breakers
- 1999 ~ Rebuilt upper deck, hardwood floors on main level
- 1989 ~ Replaced windows and siding on the outer stairway
- 1987 ~ Replaced windows on main and second (except for bedroom)
- 1985 ~ Updated most of the electrical  
 ~ Guttered 2nd floor, new insulation, kitchen, closets.  
 ~ New closets built on the 3rd floor  
 ~ Paved driveway with parking for up to 4 cars

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Note: Measurements & Calculations are approximate. Provided as a guideline only.