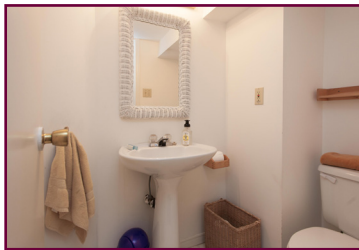




85 Courcellette Rd. Desirable Location



Check out the YouTube video at www.LovelyTorontoHomes.com

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Top 1% in Canada - by referral only™

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Guiding you home



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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.

85 Courcellette Road, Toronto

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Beauty of The Beach!

This 3 bedroom urban retreat is located in the highly sought after "Fallingbrook" district known for its lush ravine topography and splendid manor houses just minutes to the Lake and picturesque grounds of the Toronto Hunt Club.

Courcellette is one of the most coveted streets in the neighbourhood due to its proximity to the renown Courcellette Jr. P.S just a quick 3 minute walk away.

Magazine-worthy main floor resembles a gorgeous Swiss Chalet! Mature landscaped back garden creates a fabulous home for entertaining inside & out. Beautiful original wood beamed ceilings & trim throughout shows to absolute perfection!

Enjoy the advantage of having a private drive with parking for 2 small cars.

The Beach is nature's wonderland of Lake Ontario, ravines, mature trees and the marvellous Boardwalk. One of Toronto's most popular tight-knit neighbourhoods! Just a short stroll to all the action on Queen Street East!

Special combination of location, price and space offers a relaxing family life with supportive neighbours!

Features Inside & Out!

- Welcoming covered front porch overlooking the pretty, tree-lined street.
- Stunning open main floor with original wood-burning fireplace, beamed ceiling, trim & spectacular wood work throughout. Hardwood floors, built-in shelves and a large bay window which overlooks the front yard.
- Elegant formal dining room flows beautifully from the living room into the kitchen and to the back yard for ease of catering and entertaining.
- Sun-filled kitchen with a walkout to the delightful back garden. Stainless steel appliances, wood ceiling and lots of cupboard & drawer space.
- 3 good-sized and light-filled bedrooms have ample closet space throughout.
- 4 piece family bath has a classic claw foot tub.
- Finished lower level has a comfortable recreation room with a separate entrance to the back garden and lots of built-in shelving for the avid reader of the house. Other highlights include a 2-piece powder room, shower, separate laundry area and plenty of closet and storage space.

• Enjoy spending time in the enchanting large back garden with privacy fence. Much loved back garden has many mature trees, shrubs and pretty perennials. Safe for dogs, kids and great for dining al fresco.

Desirable Location! Location! Location!

Birch Cliff is an established, family oriented neighbourhood set amidst the idyllic backdrop of the Scarborough Bluffs and Lake Ontario. For the best of both worlds, the nearby Kingston Road arches its way through the centre of this neighbourhood allowing for an easy connection to other destinations. The annual Birch Cliff community parade held in May, takes place along Kingston Road.

Two distinct residential pockets within the greater Birch Cliff area include the exclusive "Fallingbrook" community, located west of the Toronto Hunt Club to the south of Kingston Road, and the "Birch Cliff Heights" community, situated on the north side of Kingston Road, between Birchmount and Kennedy Roads.

Desirable neighbourhood schools attracts many families to the area! Courcellette P.S. is one of the top rated schools. It has a motto of "Thinking Globally, Acting Locally" has a long history of providing excellent programs. Malvern Collegiate, Maplewood High School, as well as many private, alternative and Catholic Schools close by. For the little ones, there are also a number of daycares close by.

A shopper's paradise! The retail corridor along Kingston Road contains a mix of convenience-type stores, neighbourhood bars, restaurants, professional and medical offices. Kingston Road west of the Toronto Hunt Club includes an art gallery, doggie daycare, apparel stores, party and play centre for children as well as upscale restaurants and cafes. The artsy tone of this shopping district continues west past Victoria Park Avenue and into the Upper Beach neighbourhood.

Queen Street offers a diverse mix of casual restaurants & eclectic shops. Find big box stores, a major Loblaws store and the Beach Cinema east of Woodbine. Trendy Leslieville shops and restaurants are directly east on Queen.

Plenty of parks & recreation close by! Take up golfing at The Toronto Hunt Club located at 1355 Kingston Road! The Birchmount Park Community Centre, Stadium, Leisure Pool and Arena located at Kingston and Birchmount Roads, is one of Toronto's largest multi-purpose recreational facilities. Birchmount Park itself contains baseball diamonds and sports fields.

The Taylor Memorial Branch Toronto Public Library located at 1440 Kingston Road offers children's programming.

Enjoy the amazing natural attractions including the Boardwalk along the Beach, Kew Gardens, Ashbridges Bay, and the Beaches waterfront parks connecting to the city wide waterfront Martin Goodman Trail.

Go Green! There are several streetcars and busses along Queen & Kingston Road and easy access to the Victoria Park subway station.

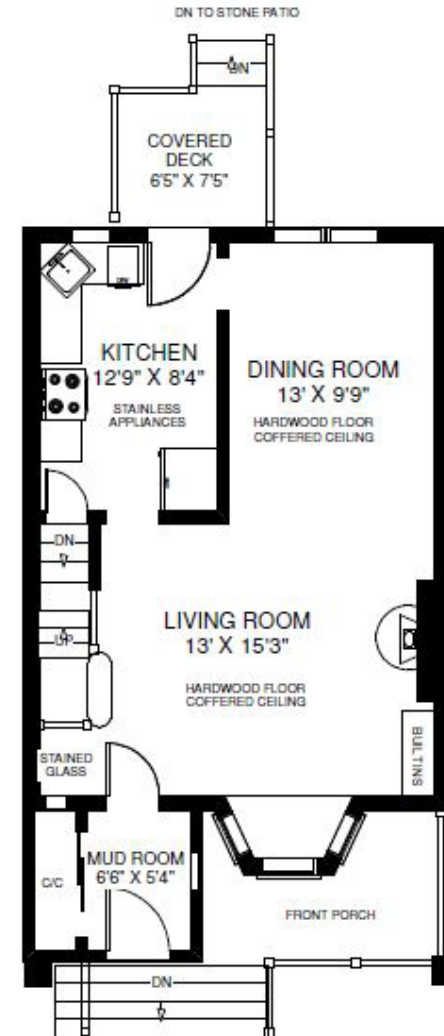
Motorists can be downtown in fifteen minutes via Kingston Road which links up with the Gardiner Expressway, Lakeshore Boulevard, and the Don Valley.

Upgrades & Improvements

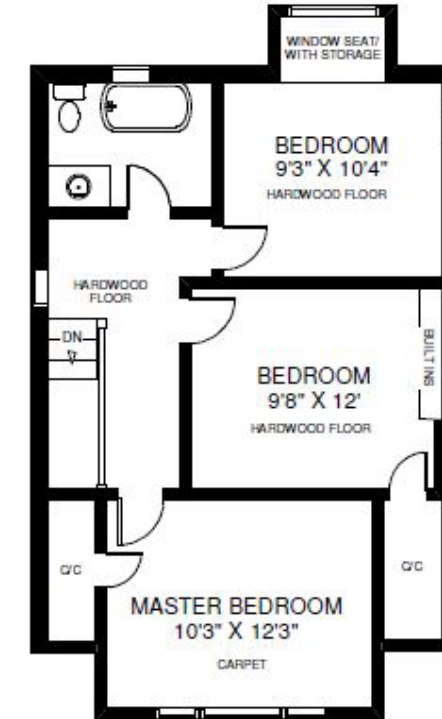
- 2015 ~ Upgraded electrical to ESA standards (dated March 17th, 2015 certification reporting letter)
- 2008 ~ New bay window in back bedroom
- 2007 ~ Re-placed all windows in the basement
- 2006 ~ Re-shingled the roof. Furnace. Replaced the windows in the master bedroom

85 COURCELETTE ROAD

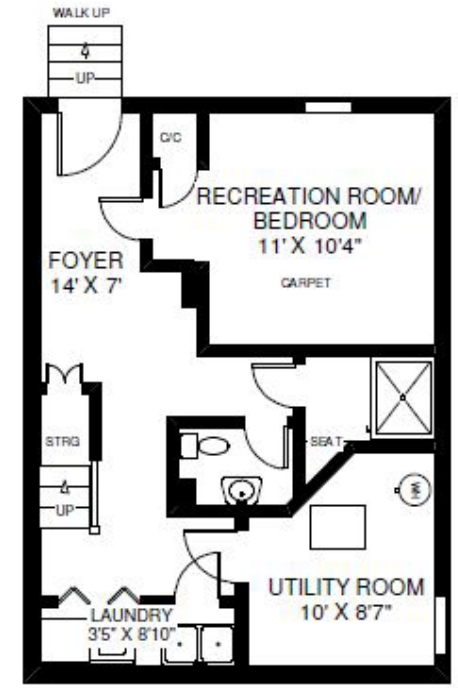
THE JULIE KINNEAR TEAM
Sales Representatives
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MAIN FLOOR
APPROXIMATELY 640 SQ FT



SECOND FLOOR
APPROXIMATELY 620 SQ FT



LOWER FLOOR
APPROXIMATELY 560 SQ FT

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

Bedrooms: 3	Baths: 2 (1x2 Piece + Shower in Lower Level)	(1x4 Piece 2nd Floor)	Approx Sq. Ft: 1820 (Includes lower level)
Lot Size: 25 x 122 Feet	Possession: 60 Days/TBA		Parking: Private drive parking for 2 small cars
Annual Expenses for 2014: (Taxes \$4385.06) (Hydro: \$1177.58) (Heating/Gas: \$2000.33) (Water: \$687.66) (Insurance: \$1593.96) (Alarm: \$406.52)			
Include: Stainless steel fridge & built-in dishwasher, microwave, stovetop, oven, washer/dryer, window coverings, electric light fixtures, hot water tank (rental).			

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