



92 Olive Avenue

Prime Seaton Village



Check out the YouTube video at www.LovelyTorontoHomes.com

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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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92 Olive Avenue, Toronto

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Pretty Family Home on Prime Street in Seaton Village!

Spacious, bright and upgraded 3 bedroom red brick semi with a potential mortgage helper (separate entrance to finished basement) in one of Toronto's hottest pockets of the city! Live close to excellent schools, shopping and transit! Real opportunity for growing families who want to put down roots in a fabulous community and neighbourhood.

Lots of additional space – close to 2000 sf including basement! Enjoy the fabulous fully windowed enclosed front sunporch, great for morning coffee or storing a stroller or bike safely... Preferred open concept main floor living/entertaining area, large eat-in kitchen plus back mudroom/ convenient main floor laundry with a walk-out to the back garden.

Finished lower level with separate entrance, roughed in kitchen, rec. room and 4 piece bath could lead to future potential rental income.

New red oak hardwood floors throughout the living and dining room and many mechanical upgrades throughout including all updated wiring and windows!

The owners especially love the tranquility and space in their private fully enclosed back garden oasis, safe for kids and pets play. It is unusual that it doesn't have an alley and it borders on other backyards, which makes it one large green space.

Live in one of the best pockets of Seaton Village where every amenity is right out your front door! Walk to popular Vermont Square Park, Palmerston Ave and Essex Jr. & Sr. public schools, Bathurst subway station and all the fabulous shops and restaurants along Bloor Street West. Lots of street parking available.

Features Inside & Out!

- Beautiful glass enclosed sunroom with skylight - convenient space for storing kid's stuff or getting into outerwear in the winter while hidden from the rest of the main floor!
- Open and airy living and dining rooms – pristine new hardwood floors, pot lights and tons of versatile space for family living and entertaining! Fits a piano & a dining set!
- Sun-filled kitchen with recently upgraded, quality stainless steel appliances including must have gas range. Space for island or a table, plus re-finished hardwood floors and a walk-out to the back mud room.

- Convenient main floor laundry/mud room with a walk-out to the backyard. Ample space for pantry and lots of extra storage room.

- Hardwood floors throughout the 2nd floor bedrooms. Quality new broadloom on the stairs. Linen closet on the 2nd.

- Spacious master bedroom including big bay window, original closet plus additional extra large wardrobe closet with built-ins.

- The 2nd bedroom has a closet and the 3rd bedroom overlooks the backyard.

- Sparkling 4 piece family bath

- Finished lower level includes a recreation/play room, 4 piece bath and excellent storage space throughout. The separate walk-out to the backyard would create great space for a student, or nanny or in-law suite if you are looking to live in the rest of the house while gaining rental income from the lower level.

- Enjoy summer fun in the fully fenced in backyard.

Upgrades & Improvements

2016 ~ New red oak hardwood floors in the living and dining rooms
~ Refinished maple hardwood floors in the kitchen
~ Installed new shower in 2nd floor bathroom
~ Painted the main floor, basement, 2nd floor hallway and 1 bedroom

2015 ~ Tuck pointing and masonry work on east wall and back of house
~ New dishwasher & washer

2012 ~ Pella windows throughout the entire house (except for the 2nd floor bathroom which had been done by the previous owner)
~ New quality kitchen appliances – fridge & gas range (outfitted from electric)

2008 ~ Replaced kitchen counter and added a double sink
~ Front porch repaired and reinforced from underneath, new stairs and handrails
~ Added child friendly handrails to stairs
~ Exterior doors replaced in laundry room and basement.

2007 ~ Re-shingled the roof (both peaked and flat roof) as well as replaced the soffits, fascia and eavestrough

2005 ~ All electrical wiring upgraded
~ Pot lights in kitchen, living room/dining room and upstairs hallway
~ Coaxial TV cables and phone wires installed in walls, outlets and jacks put into bedrooms and downstairs
~ Speaker wires installed in kitchen ceiling and dining room wall; speaker wires out to stereo receiver at foot of dining room wall
~ Replaced the washer & dryer

2006 ~ Plumbing stack replaced
~ Hot and cold water pipes from basement to 2nd floor replaced with larger pipes

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|---|---|------------------------|-----------------------|
| Bedrooms: 3 | Baths: 2 (1 x 4 Piece on 2nd Floor) (1 x 4 Piece Lower Level) | | |
| Approx Sq. Ft: 1895 square feet (includes the finished lower level) | Parking: Street permit parking available | | |
| 2015 Approximate Annual Expenses: Taxes: \$4370.92 | Hydro: \$1880.52 | Heating/Gas: \$2138.78 | Water/Waste: \$880.98 |
| Lot Size: 16.71 x 102.75 | Possession: 60 Days/TBA | | |
| Inclusions: Stainless steel: Fridge, gas stove & built-in dishwasher, washer, dryer, window coverings and electric light fixtures | | | |
| Exclusions: 2 drapery panels in living room, 1 panel in dining room and 1 panel in back bedroom | | | |

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Prime Seaton Village/Annex Location!

An amazing family friendly tree-filled neighbourhood that is centrally located, south of Dupont St. and east of Christie St. Seaton Village has managed to maintain the feel of a small town village, yet being close to all major amenities the city has to offer.

Imagine being able to walk to the Varsity Cinema or strolling back late from Little Italy or the Ossington Strip. U of T, the JCC, and all the Annex has to offer is only a few blocks away.

One truly amazing thing about living on Olive Avenue is the annual street party now celebrating their 35th year where neighbours get together for pot luck, watch their kids perform and just hang out and have a good time.

Residents love their local jewel – Vermont Square! This lush city park is lined with trees, a children's playground and a wading pool. The St. Albans Boys' and Girls' Club offers a myriad of programs for families and children including preschool programs, a summer camp, games room, computer room, weight room, gymnasium, recreational programs plus an annual pumpkin patch.

Bonus - Get VIP courtside tickets every year along the Santa Clause parade routes usually closed off unless you are a local resident.

Popular Christie Pits Park, located at the corner of Bloor and Christie Streets, is one of Toronto's busiest parks. Its facilities include baseball diamonds, an artificial ice rink, tobogganing, children's playground, free outdoor pool and wading pool.

Shopping abounds! There is a great variety on Bloor Street including "Koreatown". This vibrant shopping area is highlighted by a number of Korean restaurants, Karaoke bars and Korean food/gift shops.

The Bloor Street shopping area east of Bathurst Street is brimming with trendy restaurants, cafes and bars, attracting a diverse mix of people from all over the city.

The Bathurst Street shopping area has more of a quieter, residential tone than Bloor Street. It includes small cafes, professional offices and stores that are geared towards the local home-owners.

The Dupont and Christie intersection is anchored by a large Loblaw's and a Sobeys just 2 blocks west. Also find Fiesta Farms on Christie, a Farmers Market on Bloor and the famous Wychwood barns north of Davenport.

Superb schools in the area are a big draw for families. Palmerston Ave Jr. P.S. with French Immersion is just a 3 minute walk away, Essex Jr. & Sr. P.S., Harbord Collegiate, Hawthorne II Bilingual Alternative Junior School, Saint Raymond Separate School, St. Bruno Elementary School as well as excellent private schools close by.

Well served by TTC – walk to Bathurst subway station on the Bloor-Danforth subway lines. There is also bus service on Christie and Dupont Streets and streetcar service on Bathurst Street.

Motorists are within minutes of Toronto's business and entertainment districts and are approximately twenty five minutes from the commuter highways.

