



Check out the YouTube video at [www.LovelyTorontoHomes.com](http://www.LovelyTorontoHomes.com)

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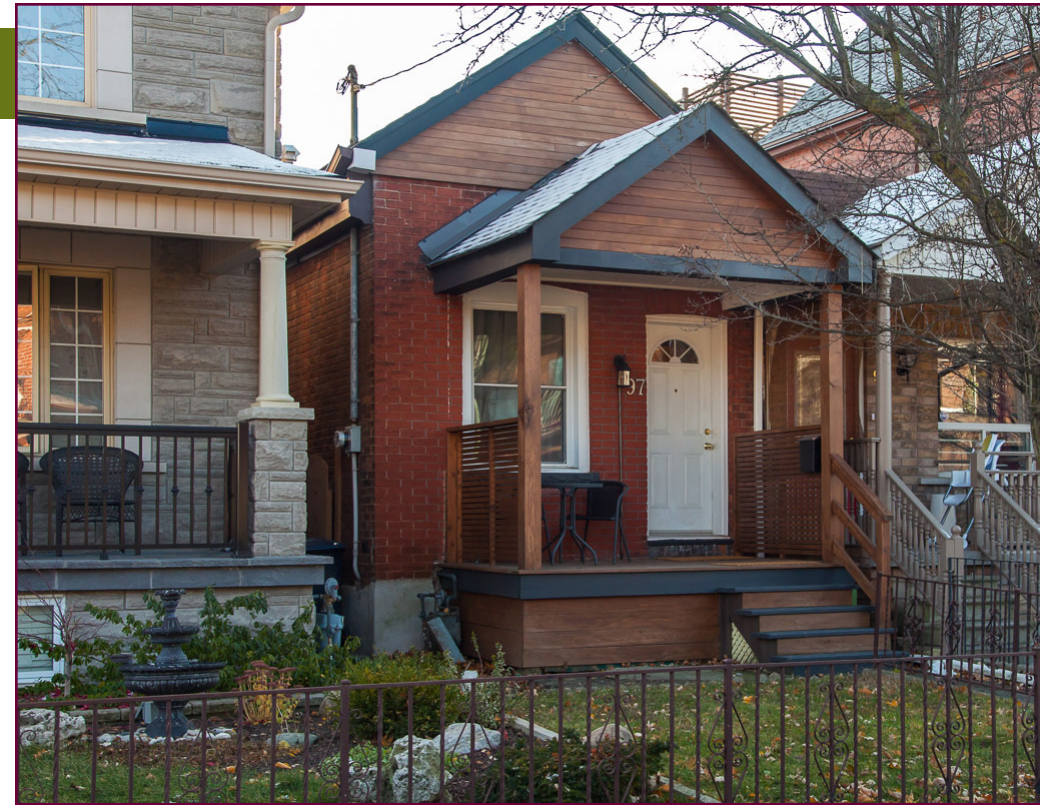
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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.

The Julie Kinnear Team  
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Guiding you home



## 97 Armstrong Ave Coveted Community



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# 97 Armstrong Ave, Toronto

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## Stunning Starter Home!

Holy moly what an opportunity to own a house in a hip "hood" offering 2 bedrooms, 2 full baths and 2 car parking with the privacy of having your own back yard!

This turn-key, bright and spacious home is truly a gem! **Very cool loft alternative!**

**Upgraded detached home in a vibrant west end neighbourhood!** Future potential to top up or add on!

**Cosy open concept main floor living/dining room** painted in a soothing neutral colour boasts **pristine red oak hardwood floors**, built-in bookcase, deep baseboards and crown mouldings. **Functional, well laid out floor plan maximizes living space throughout.**

**Stylish eat-in kitchen with cool exposed brick accent pillar, stainless steel appliances, granite counters, hardwood floors, tiled backsplash, crown mouldings, plenty of custom cupboards, display cabinets with lighting and custom pot racks. Side door access to the back patio!** For the chef of the home a true delight to cook up a storm for all your friends & family.

**Master bedroom** overlooks the back garden and all its serenity. It has a closet and hardwood floors.

The **2nd bedroom** facing the front yard gives **optimum privacy** situated on the other side of the house complete with a large picture window, hardwood floors and **double French doors**.

**Updated 3 piece bath** with stainless steel faucet, new floor tiles and enclosed shower with controls.

**Amazing potential in the lower level to create the space that suits your individual needs. The current seller uses this space as a luxurious master bedroom with warm cork floors. Complementing this master bedroom is a funky en-suite 3 piece bath with claw foot tub and pedestal sink.**

**Many recent mechanical upgrades & improvements include...** copper plumbing, water main, roof, windows, kitchen, hardwood, crown mouldings and much more!

**Quaint large covered new front porch with cedar cladding** is the perfect place to greet guests or just lounge and enjoy a morning cup of coffee! **Private back patio & garden** is fully fenced perfect for entertaining in the warm spring and summer months.

"An ideal home for professionals, couples or young family looking to get into this hot pocket of the city close to excellent shopping, cute cafes, and loads of recreation. So many great restaurants and cafes have opened up in the last few years. **The mouth watering Emerson Restaurant is an outstanding favourite! Starving Artist is great for waffle loving brunch hipsters. Other faves include: The Whippoorwill, The Hogtown Cure, The Neon, Wallace Espresso, 3 Speed and the list goes on...**"

## Lively West End Location!

Such a convenient Toronto location – between Landsdowne and Dufferin just north of Bloor with easy access to **The Junction, the Junction Triangle, Regal Heights, Annex, High Park & Roncesvalles**. Wallace Emerson is the kind of neighbourhood to put down some roots.

**Shopping a plenty!** Dufferin Grove Park houses **one of the city's few year-round, organic farmers' markets**. For those who are concerned about eating local and pesticide-free, Dufferin Grove Farmers' Market is a hotbed of delicious produce, meats, and prepared goods. For the rest, it also has a slew of tasty treats.

**Dufferin Mall** is just around the corner a well established **575,000 square foot regional shopping centre**, renowned for its rich legacy of community collaboration in the densely populated West End of Toronto. Anchored by H&M, Winners, Walmart, Toys 'R' Us and a No Frills Supermarket, Dufferin Mall features over 140 shops and services, and enjoys over 10 million shopper visits annually.

**Roncesvalles is a great walking street and has become more popular than ever with many new shops & trendy restaurants opening annually.** Enjoy everything from hip restaurants, pubs, live music, Starbucks & independent coffee houses, Revue Cinema, to Loblaws, LCBO, Shoppers etc.

Central downtown west location is convenient to **Bloor Street West and into Bloor West Village. The trendy Junction shops and action is just up Parkside or Dundas West. within easy reach of Dundas West & the Ossington strip as well as Queen West West.**

**Lots of local recreation!** There is a very popular **annual street Fiesta in July** with live bands and family entertainment. **The Wallace Emerson Community Centre** is located off Dufferin Street, south of Dupont Street. This modern facility includes an **indoor swimming pool**, a gymnasium, a games room, a large children's playground and an active senior's lounge.

**Wallace Emerson Park** located next to the community centre features **four floodlit tennis courts**, and a twin surface **artificial ice rink** that offers pleasure skating, permit hockey, shinny hockey, learn to skate programs, an ice hockey house league, and parent and children skating programs.

**GO Green!** Well served by public transit, within a few minutes walk of a public transit line. **The Bloor-Danforth subway has stations at Dufferin and Lansdowne.** There is also bus routes along Dufferin and Dupont Streets, as well as Lansdowne Avenue.

**Motorists can be in and out of the city in mere minutes** via Davenport & St. Clair, the main arterial roadways providing easy access to all parts of the city.

**Plenty of parks nearby...** Dufferin Grove Park, Earlscourt Park, Campbell Avenue Park and the ever so popular High Park to name but a few!

**Popular School district!** Pauline Junior P.S., Dovercourt Junior P.S., Bloor Collegiate, St. Mary's Catholic Secondary School, as well as many private schools and daycares!

## Upgrades & Improvements

**2013**

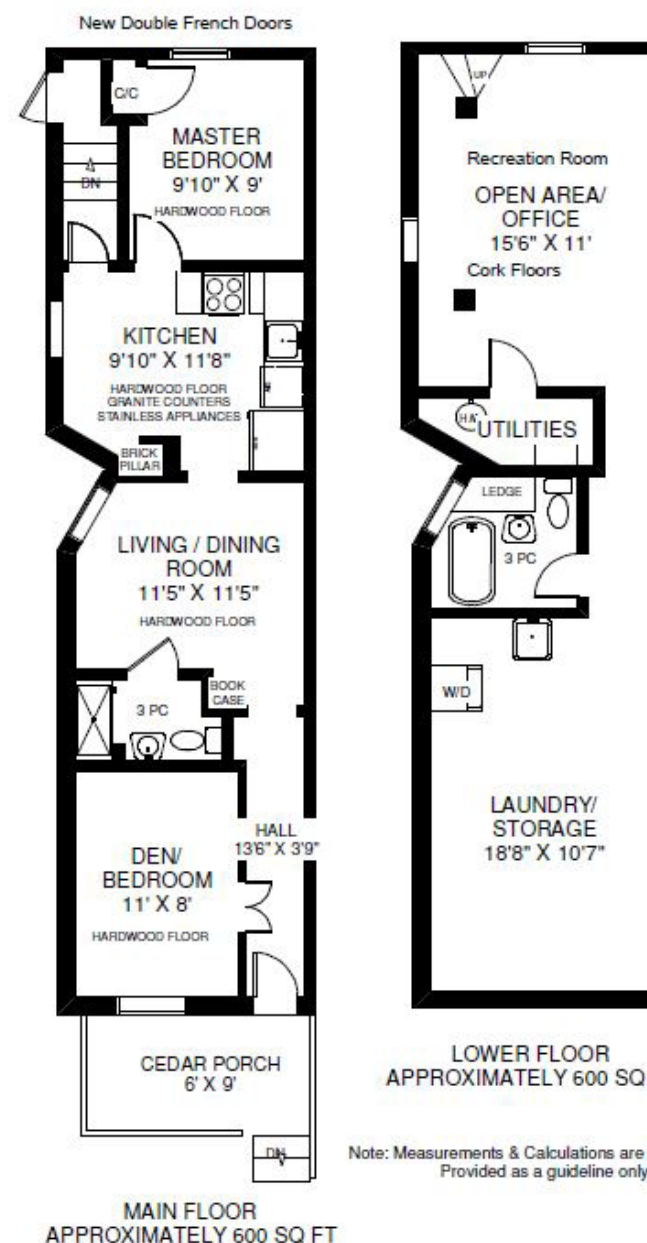
- ~ New French doors from the back bedroom to the back yard.
- ~ Built tiered back patio
- ~ Installed suntube skylight
- ~ Modified basement stairs to increase accessibility and headroom
- ~ Cork flooring in basement

**2012**

- ~ New hardwood floors throughout (solid red oak)
- ~ New windows
- ~ New kitchen cabinets, granite countertop, stainless steel fridge, stainless steel faucet and undermount sink & tile backsplash
- ~ New bathroom stainless steel faucet, shower head & control and new tile throughout
- ~ Crown moulding
- ~ New front porch and cedar cladding on roof peaks
- ~ Secured private parking with sliding gate
- ~ Custom-made radiator covers

## 97 ARMSTRONG AVENUE

THE JULIE KINNEAR TEAM



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

Bedrooms: 2	Baths: 2 1x3 Piece (Main Floor) 1x3 Piece (Lower Level)	Approx Sq Ft: 1200 square feet (includes lower level)
Parking: Private drive parking for 2 cars off the back laneway with sliding gate	Possession: 60 Days/TBA	Lot Size: 15.00 x 123.00 Feet
Inclusions: Stainless steel fridge, stove & built-in dishwasher, electric light fixtures, window coverings, washer & dryer, hot water tank (rental)		
Exclusions: Front room curtains		
Approximate Annual Expenses for 2014:	Taxes: \$2597.00	Hydro: \$1200.00 Heating/Gas: \$720.00 Water: \$600.00

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