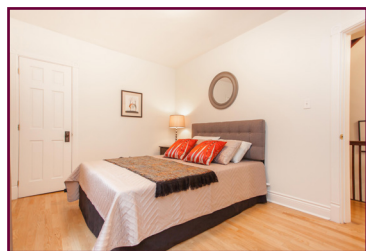
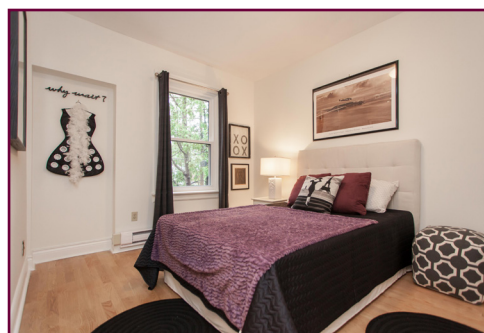




115 Garden Avenue

Character Filled Home With Extra Pizzazz in Roncy!



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



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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115 Garden Avenue, Toronto

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Stylish Character Home with Extra Pizzazz in Roncey!

Over a century old Edwardian style, sprawling 3 storey semi boasting approximately 3000 square feet of superb living space (including the lower level). Don't miss the extraordinary converted 380 sf Garage/Studio too!

Beautifully renovated (with permits) ensuring meticulous attention to retaining the classic integrity of its era. Extensive list of worry free mechanicals and thoughtful upgrades throughout.

Tick the boxes on your wish list!

- Spacious main floor with gas fireplace & extra (breaky room or office) addition
- 4 bedrooms
- Stunning private rebuilt 3rd floor master retreat (2012)
- 2 full baths, 2nd floor laundry
- Finished lower level
- Impressive, completely rebuilt detached 2 car garage/studio (2012)
- Professionally landscaped front & back yards with perennial gardens.

Priceless location in Roncesvalles Village – pretty tree-lined street in the middle of the action, half a block to Roncey or Sorauraen! This trendy area has been voted as one of the best neighbourhoods to live in Toronto.

Friendly community spirit with a true sense of pride and ownership! A magical environment to raise your family!

Amazing combination of elegant principal rooms, location and modern amenities make this the ideal move-up “forever” family home.

Alluring Features Inside & Out!

- Pretty curb appeal, stone walkway and a welcoming “olde” fashioned covered front porch.

- Entrance includes beautiful carved wood doors with etched glass, original columns & graceful archway.

- Elegant living room is filled with plenty of classic charm-original wood trim and mantle features a quality gas fireplace insert (2008).

- Gracious open concept dining room to host all your dinner & holiday parties!
- Big bay window brings in natural light and a double coat closet under stairs is convenient for your guests.

- Sun-filled renovated kitchen for the chef to spread their wings. Entertain indoors or out!
- Breakfast bar, separate Centre Island, marble counters

- Double sliding glass doors lead out to the private back deck and covered barbeque terrace with a dedicated natural gas line. The breakfast room/office has an additional walk-out to the back deck and garden.

- Pristine refinished hardwood floors throughout the main floor (2015).

- 2nd floor includes the spacious front facing bedroom, flooded with natural light from the large bay window! Gas fireplace insert and original decorative mantle, double closet & beamed ceiling.

- The 2nd & 3rd bedrooms are both a good size! Complete with a closet and a pretty picture window each.

- Large 4 piece renovated family bath with an antique claw foot tub, separate tiled shower, wainscotting and a wall of windows overlooking the private back yard. The perfect spot to soak away the stress of the day.

- Convenient 2nd floor laundry room (2012) with a stackable washer/dryer and built-in cabinets. Heavenly thoughtful extra (especially in an older home)!

- Hardwood floors throughout the 2nd floor and a separate linen closet.

- Note the tasteful vintage refinished door handles/hardware!

- 3rd floor master oasis! Completely renovated in 2012!
- Exposed brick wall leads up to the 3rd floor adding cool factor to the space.
- Soaring ceilings! Skylight and pot lights, hardwood floors, built-in custom cabinets & drawers and a wet bar (potential to convert to ensuite bathroom).
- Step up and out to the tranquil 300 square foot cedar deck with arbour & privacy screen.
- Plenty of space for chaise lounge chairs & patio furniture to enjoy morning coffee and an evening glass of wine.
- Outdoor hose bib for your planters.

- Finished lower level!
- Family sized recreation room with broadloom, 4 piece bath, cold storage room and a large storage/workshop/utility room.

- Serious wow factor in the completely rebuilt detached double garage/studio (2012).
- Access off the back laneway or from yard via dual industrial garage doors providing full ceiling height clearance.
- Fully insulated, power vented with a natural gas heater
- Transom windows, 3 skylights & integrated custom storage, 1.5 storey
- Option to keep as an oversized garage for parking with storage or use as a glorious home office or artist's studio.
- Keep an eye on the kids playing in the laneway when both doors open.
- Enjoy spending time in the enchanting, low maintenance sunny south facing back garden and flagstone patio with privacy fencing surround. Safe for dogs, kids and great for dining al fresco.
- Outdoor gas line for barbecue.

Bedrooms: 4	Baths: 2 (1x4 Piece on 2nd Floor) (1x4 Piece on Lower Level)	Possession: 60 Days/TBA
Parking: Detached double garage off back lane	Lot Size: 19.5 x 125 Feet (survey available)	Square feet: 2990 (includes lower level) + 380 in garage
2015 Approx. Annual Expenses: Taxes: \$5494.77	Hydro: \$1742.00	Heating/Gas: \$1468.00
	Water, sewer & garbage: \$456.00	Insurance: \$1313.00

Inclusions: Maytag gas range, Ventahood range hood, KitchenAid dishwasher & fridge, Whirlpool dryer, Samsung washer, bar fridge on 3rd floor, electric light fixtures, garage door opener with remotes, ductless LG air conditioning unit, work bench in furnace room, built-in shelving on west wall of garage, custom shower curtain in 2nd floor bath, reverse osmosis water filtration system (not currently set up but easy to activate), rain barrel, drapery rods.

Exclusions: Dining room chandelier, light fixture in front entry, Rubbermaid garage organizer on east wall, all drapes & panels, television antenna.

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Beautiful Roncesvalles Village!

As they say “location location location”! 115 Garden Avenue in a prime spot in the centre of the neighbourhood west of Sorauraen east of Roncesvalles. The proximity of being halfway up Roncesvalles helps to access all of the area amenities!

The vibrant neighbourhood of Roncesvalles Village is a mix of old world style and modern gentrification. Family-friendly and blessed with excellent transportation routes plus a varied commercial shopping district, this area also boasts parkland & recreational opportunities within walking distance.

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! There is an annual laneway party between Garden & Galley, (lane was recently repaved). Enjoy the convenience of being able to sit back and watch your kid's play when both garage doors open in the studio/garage.

Roncesvalles Avenue underwent years of construction to establish a show piece pedestrian/eco friendly boulevard. A pioneering example for Toronto for safe TTC access and a thriving green space on a main city street. There is an active residence association working hard with the City to continually enhance the community.

Shopping a plenty! Variety of chic restaurants and gourmet stores rub elbows with traditional Polish delis, coffee shops, professional and personal care services, family businesses, churches & schools.

Stroll to such neighbourhood mainstays as Mitzi's Cafe, Qi Natural Foods, Scooter Girl, Dresser's, Pollocks Home Hardware, as well as Cherry Bomb, Rowe Farm, Revue Movie Theatre, Ed's Real Scoop, The Chocolateria, Mabel's, Hugh's Room, the library, and Sobeys (conveniently open till midnight!) and much more!

Sorauraen Park has an amazing Monday's farmer's market, and enjoy the highly touted new restaurants like Hopgoods Foodliner, Barque Smokehouse, Ace Restaurant & The Westerley! There are plenty of cool restaurants & shops on Queen West like Local Kitchen, Parts & Labour and Geraldine's within walking distance as well. Take a dip at Sunnyside or High Park's outdoor pools.

Easy access to large scale stores near Dundas/Bloor including Loblaws, LCBO, the Beer store & Shoppers Drug Mart. Only a few blocks from the refurbished massive St. Joseph's Hospital.

Attention families and dog owners! The entrance to the young children's' playground on the south west corner of Sorauraen & Wabash is just a couple of blocks away! Sorauraen Park is the neighbourhood gathering spot for kids play, tennis, soccer league, an official enclosed off-leash dog area, the pumpkin patch after Halloween, an outdoor skating rink plus the Wabash Centre & new Town Square.

Fans of the great outdoors will appreciate being able to walk to High Park/Grenadier Pond & the 399 acres of public parkland including an outdoor theatre, playgrounds, local zoo, picnic grounds, lengthy off-leash areas, flower gardens, a historic museum, tobogganing & skating on the pond. Easy access to Lake Ontario to cycle, blade, run or walk along The Martin Goodman/Waterfront Trail.

Desirable neighbourhood schools attracts many families with school age children – Fern Avenue Jr & Sr PS, St. Vincent de Paul Catholic School, Parkdale Collegiate, Howard Park Jr PS, High Park Alternative Jr., High Park Gardens Montessori School to name a few.

Go Green! Get downtown in minutes – easy access to Dundas West/ TTC Subway on the Bloor-Danforth line. 20 minute walk to GO train station next door. The Airport train link will soon be open there as well. Streetcars on Roncey via Queen, King or Dundas take you straight downtown. An easy bike ride along the Martin Goodman/Waterfront Trail to the financial/business and downtown core!

Get in and out of the city in minutes with easy access to Lakeshore Boulevard West and the Gardiner.



Parking/Studio

