



# 17 Ravenal Street

## Popular West End Location!



Check out the YouTube video at [www.LovelyTorontoHomes.com](http://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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# 17 Ravenal Street, Toronto

## Charming Character Home on Family Friendly Cul-de-sac!

Located on a quiet cul-de-sac where children can safely ride their bikes and play shinny with their friends. A fantastic opportunity to purchase in one of the fastest growing neighbourhoods in the West end before prices are out of reach!

Move-in ready home in a superb and safe neighbourhood with convenient access to local shopping in and around Stockyards Mall and all the trendy hot spots in The Junction!

Large principal rooms on the main floor, updated and spacious kitchen and 2 extra bonus rooms include an enclosed large front porch and back mud room.

Beautiful original character and charm, 3 large bedrooms, 2 full baths and a fully finished lower level with recreation room plus spare bedroom for visiting guests!

Private drive parking for multiple cars is a rare find for the area!

Tranquil and fully fenced-in backyard just in time for summer fun in the sun. Amazing outdoor space to barbeque and play!

This superb location is a short distance to The Junction and Bloor West Village shopping districts as well as the Stockyards Shopping Centre! Very easy access to the subway, the airport/401 via Black Creek Drive, and a multitude of parks, recreation centres, golf courses, biking and hiking trails!

Excellent school district! George Syme C.S. (which has French Immersion), Runnymede Collegiate and High Park Alternative School!

### Further Features Inside!

- Large enclosed front porch with wall to wall windows - greet the day with a morning coffee and a book or convenient space for storing kid's strollers and outerwear hidden from the rest of the main floor!

- Gracious living and dining rooms with refinished original hardwood floors throughout.

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- Spacious kitchen with slate floors and butcher block island countertop.

- Mud room off the kitchen with a walk-out to the back garden.

- Upstairs is where you will find the elegant master bedroom with pretty bay window and wall-to-wall custom 10ft built-in closets with his/hers organizers.

- The 2nd and 3rd bedrooms each have a closet and work well as kids' bedrooms.

- 4 piece family bath.

- Broadloom on stairs and throughout second floor.

- Fully finished lower level features a rec space and fourth bedroom!

- Large family recreation room is the perfect spot for movie nights or kids play room.

- Spare bedroom is ideal for overnight guests.

- 4 piece bath in basement.

- Broadloom and pot lighting throughout.

- Laundry, utility room with lots of storage space.

### Upgrades & Improvements

- Custom built sheds 2014

- Retaining wall and backyard patio 2013

- Driveway re-graded back to front and re-paved 2013

- Replaced flat roof 2012

- Installation of bathroom fan 2009

- New cabinetry, back splash and range hood in kitchen 2009

- Re-finished hardwood on main level 2009



## Popular West End Location!

Ravenal is conveniently located just north of St. Clair Avenue west, in close proximity to shopping on St Clair West and The Junction. Great mix of a cool urban location and proud community spirit! Close proximity to Runnymede Subway Station with several bus options and streetcar servicing St Clair West and connecting the neighbourhood to the Yonge/University Line.

The vibrant neighbourhood has a mix of young families and generational residents who take great pride in their community. Family-friendly and blessed with excellent transportation routes plus a varied commercial shopping district, this area also boasts parkland & recreational opportunities within walking distance.

The Stockyards Mall at Weston & St Clair will make your errands a one-stop-shop event, including groceries at Nations Experience (grocery store, food court, and massive indoor playground for kids). Also within walking distance, you'll find the convenience of Metro, BestBuy, Staples, Walmart, RONA, The Beer Store, several banks and a mix of fast food and delicious family-style restaurants!

The Junction is also just a 10 minute walk away and is considered one of the hottest neighbourhoods in Toronto. Enjoy all the trendy coolness of the Indie bars, coffee shops, restaurants, antique and interior design shops, and the Sweet Potato Organic Market! It seems there is a hot new restaurant or shop opening up every month! Nearby St Clair West also boasts great shopping, local butchers and European-style bakeries.

For those who love the great outdoors, the area provides wonderful opportunities for hiking, biking, and blading along the beautiful Black Creek Valley. Parents and pet lovers will delight in the abundant recreation opportunities afforded by the many parks in the area. Enjoy the creek's natural beauty while strolling the paved walkway through Black Creek Park off Rockcliffe Boulevard, marvel at the panoramic valley views from Caffney Park, or indulge your passion for sports at the nearby soccer fields used by the West End United Soccer Club.

Plenty of plush parks surround! Henrietta Park is a popular neighbourhood meeting spot. There is an active residents group (Friends of Henrietta Park on Facebook) which has worked with the city to secure funding for the park to be redone in 2018 with outdoor movies in the summertime, skating in winter, new and improved playground, etc.

Gaffney Park & Trail is a 1.3 hectare park that connects to many of the neighbourhood's streets. This park features a mature tree canopy, two children's playgrounds and bike trails. Nearby EarlsCourt Park features a lit artificial turf soccer field, multipurpose sports field and track, a ball diamond, four tennis courts, basketball court, volleyball court, an off-leash dog park, a children's playground, a wading pool and many walking paths. Runnymede Park features a splash pad and playground. Who can forget High Park, the renowned jewel of Toronto, is just a short drive away!

The Dave Appleton Community Centre on Pritchard serves the community with popular activities & games nights, dances, and workshops.

Great school district! George Syme C.S. (which has French Immersion), Rockcliffe MS., Runnymede Collegiate, George Harvey Collegiate as well as many Catholic, private and alternative schools close by. The highly rated High Park Alternative School is very popular with families in the area.

Go Green! Get downtown in 20 minutes with bus/streetcar lines on St. Clair & Runnymede connecting you to the Bloor-Danforth-Yonge subway lines. There is a multitude of car & bike share programs that are really convenient & popular in the neighbourhood. The West Toronto Rail Path provides a direct link for pedestrians and cyclists all the way downtown! A biker's paradise of a score of 96/100!

<b>2017 Approximate Annual Expenses</b> Taxes: \$2589.68 (2018) Hydro: \$1700.00 Heating/Gas: \$950.00 Insurance: \$1250.00 Water & Waste: \$825.00  Inclusions: Fridge, stove, built-in dishwasher, island countertop; washer, dryer, hot water tank (rental), electric light fixtures, window coverings, baby gates on stairs, bookshelf and white desk in office, garden sheds.	<b>Bedrooms:</b> 3 + 1 <b>Baths:</b> 2 (1x4 Piece - Second Floor) (1x4 Piece - Lower Level) <b>Parking:</b> Private drive parking for 2 cars <b>Lot Size:</b> 22.00 x 94.5 Feet <b>Square Feet:</b> 1647 (includes the lower level) <b>Possession:</b> 60 Days/TBD <b>Exclusions:</b> Window coverings & rods in living room, dining room, middle and back bedrooms.
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