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KELLERWILLIAMS
Neighbourhood Realty, Brokerage

170 Gilmour Ave.

Junction/Bloor West Village



Check out the YouTube video at www.LovelyTorontoHomes.com

Julie Kinnear, Jennifer Palacios,
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The Julie Kinnear Team
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Julie Kinnear
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Holly Chandler
Tyler Delaney

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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Stylish Semi in Junction/Bloor West!

A lasting first impression inside and out. Turnkey opportunity!

Located on a sunny, private corner lot overlooking a pretty parkette!

This quiet family friendly treed neighbourhood is just priceless. Walk to the best restaurants and shops of The Junction & Bloor West. Superb school district!

Surprisingly spacious renovated 3 bedroom, 2 full bath home boasts many thoughtful upgrades, retaining period charm!

Bright principal rooms with immaculate refinished chocolate brown hardwood flooring.

Sun-drenched dining room to host all your lavish parties! Large bow window & ledge will nurture your favourite flowers, orchids & plants.

Sleek kitchen renovation! Designer touches include: Granite counters, wainscoting, glass tiled backsplash, custom cabinetry with ample cupboard space, high end stainless steel appliances + worry free gas range (no need to fret over power outages).

Walk-out to the back deck, patio, gardens & parking.

Convenient mudroom off the rear is ideal for bringing in all your groceries, and storing kids stroller, winter outerwear.

Upstairs features 3 immaculate bedrooms, hardwood floors & plenty of closet space.

Upgraded 4 piece family bath with delightful cast iron claw foot tub for soaking.

Superb finished lower level transformation for a growing family!

- Family recreation room with a separate play/office area offers good ceiling height throughout.

- Luxurious 3 piece bath with a large glass enclosed shower.

- Double storage closet and separate laundry area nicely tucked behind closed closet doors.

Newer back deck and spacious well designed fully fenced private yard.

- Enjoy summer dining, barbecuing, playtime with kids & pets or just kicking back and hanging out.

1 parking spot included on an interlocking brick legal pad.

Upgrades & Improvements

2013 ~ Re-built front stairs and hand railing

2011 ~ New fence. Installed interlocking brick driveway & patio. New wooden back deck & stairs

2010 ~ Upgraded the electrical panel 100 amp service & installed new breaker panel. Complete basement renovation with a new 3 piece bath

2008 ~ Replaced the shingles on the roof

2007 ~ Complete kitchen reno. Refinished the hardwood floors on the main level

Location! Location! The Best of The Junction & Bloor West!

Family-friendly tree-lined street with amazing neighbours and lots of children creates a warm community feel!

Located in a beautiful pocket of homes south of St. John's Road & Dundas Street West, north of Annette & east of Runnymede Road. Get away from the hustle and bustle yet ever so convenient.

Walk for all your shopping needs!

- Dundas West features the hip Junction cafes, restaurants & independently owned shops & weekly farmer's market. Up on St Clair find convenient big box stores.

- Bloor West Village features many specialty shops, fruit markets, European delis/bakeries and delicious restaurants.

- Annette Street is attracting many boutiques & chic shops.

High Park & Grenadier Pond feature endless recreational activities including long off-leash dog walking trails, fishing, outdoor live amphitheatre performances, gardens, train rides, an animal zoo, historical exhibits, a restaurant, a regular farmer's market, Howard Park Tennis club. High Park's sports facilities include tennis, baseball, soccer, lawn bowling, swimming, and skating!

Easy access to Lake Ontario & The Martin Goodman Trail. Nearby neighbourhood parks with the advantage of easy access to the lush Humber River paths & green space too!

Popular school district! Just a short walk to the highly rated Annette Jr & Sr P.S with community centre attached, St Cecilia Catholic School and Humber College. High Park alternative and many Catholic, French & specialty schools all close by.

Well served by the TTC. There are several bus lines along Dundas Street West, Annette & Runnymede connecting passengers to the Dundas subway station via the Bloor/Danforth & Yonge lines.

Motorists can be downtown or the Airport in short order. Only minutes away from the Gardiner Expressway, QEW, 427 and the 401!

Bedrooms: 3	Baths: 2 (1x4 Piece 2nd Floor) (1x3 Piece Lower Level)	Lot Size: 14.33 x 76.00 Feet
Parking: 1 legal pad parking spot \$150.00/year	Approx Sq. Ft: 1760 (includes lower level)	Possession: 60 Days/TBA
Approx. Annual Expenses 2013: Taxes: \$2966.28	Hydro: \$1192.46	Heat/Gas + Water Tank Rental: \$1035.00
Water: & Waste: \$699.91		
Inclusions: Stainless steel fridge, built-in dishwasher, gas stove & exhaust hood, electric light fixtures, drapery rods & built-in blinds, high end front loading washer & dryer, hot water tank (rental), shoe holder and coat racks in front hallway.		
Exclusions: Kitchen island, drapes.		

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