



## 175 Maria Sreet The Junction



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

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## Fabulous Semi in Hip Junction!

- Surprisingly spacious 2 bedroom, 2 bathroom fully modernized home with outstanding yard plus 2 car parking!
- Attention 1st time Buyers! Located on the sunny south side of a great street. An ideal 'hood' to get into while you still can and watch your investment grow!
- The Junction is one of the hottest neighbourhoods in Toronto. The revitalization continues as the coolest indie shops and services open. Even The New York Times has raved about it!
- Light & bright & airy! Preferred open concept main floor plan with eco friendly bamboo floors throughout
- Entertain in the extended open upgraded kitchen and main floor family room. Features gas range, full size newer appliances & subway tiled back splash.
- Walk-out from kitchen to the landscaped interlocked path & outdoor flagstone patio.
- Main floor family room addition is a rare find! Built-in electric fireplace adds warmth & a cosy ambiance! Picture windows overlooking the garden flood the space with natural daylight.
- Upstairs features 2 bedrooms with wood floors & closet organizers & sleek renovated 4 piece family bath
- Lower level includes the guest 4 piece bathroom, plus open area fits a home office and a large laundry area with ample storage space
- Detached oversized 1 car garage via laneway has hydro running to it. Features skylight and loads of extra room for bikes, or motorcycle, gardening supplies etc.
- Tranquil deep lot, with outdoor gardens for the green thumb. Wood privacy fencing surround is safe for kids & pets play.
- The sellers have loved the great community spirit that the Junction has to offer with so many recreation centres, farmers market, libraries and local activities. Great school district.

## The Trendy Junction!

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

Located in a quiet pocket of homes yet steps to all the action & any of your shopping needs!

Dundas West features the funky Junction cafes, delicious restaurants, eclectic antique stores, independently owned shops & weekly farmer's market in the summer. Find convenient big box stores up on St Clair.

Every September a five-block section of Dundas Street West, between Keele Street and Quebec Avenue, closes for the Junction Arts Festival a five-day jamboree of music. It drew 260,000 people last year! ([www.junctionartsfest.com](http://www.junctionartsfest.com)).

Plenty of parks surround! Maria Street parkette just down the street @ 240 Maria is super convenient for toddlers/moms to meet and play! As well as Malta & Vine Parkette's. George Bell Arena is nearby, as well as the splash pad & playground in Runnymede Park.

Easy access to Lake Ontario & The Martin Goodman Trail. Easy access to the lush Humber River paths & green space too!

Popular school district! Walk to the highly rated Annette Jr & Sr P.S with community centre attached, and Humber Collegiate. High Park alternative and many Catholic, French & specialty schools all in the area..

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

Motorists can be downtown or the Airport in short order. Enjoy the convenience of being located only minutes away from the Gardiner Expressway, QEW, 427 and the 401

## Upgrades & Improvements

- 2013 ~ New closet organizers in the master bedroom
- 2011 ~ Shingles on garage & addition
- 2011 ~ New eavestroughs on house & garage
- 2011 ~ New stove & fridge
- 2010 ~ Professional landscaping
- 2010 ~ Crown mouldings on main floor
- 2010 ~ Painted the entire exterior of house
- 2008 ~ New washer and dryer

Circuit breakers & updated wiring  
Thermopane windows & newer metal exterior doors  
Forced Air Gas Furnace  
Central Air Conditioning

Bedrooms: 2	Baths: 2 – 1x4 Piece Second Floor 1x4 Piece Lower Level	Lot Size: 15.27 x 129 Feet	Possession: 60 days/TBA
Parking: Oversized detached garage off the rear laneway ~ parking for 2 cars		Approx Sq. Ft: 1300 (includes lower level)	
Approx. Annual Expenses 2013: Taxes: \$2117.00 Hydro: \$711.71 (\$59.25/month) Heat/Gas: \$1044.00 (\$87/month) Water: \$425.80 Insurance \$840.00			
Inclusions: Fridge, gas range, built-in dishwasher, washer, dryer, window coverings, electric light fixtures, hot water tank (rental), closet organizers, electric fireplace . Exclusions: Drapes & free hanging mirrors			

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