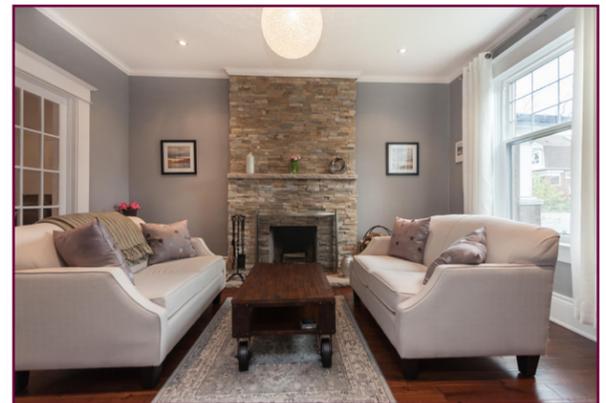




## 217 Humberside Ave Picturesque High Park



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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### Often Admired High Park Family Home!

This is the type of home many growing families have been waiting for...and it doesn't come along often enough! **Renovated with permits from top to bottom offering numerous bells and whistles. Prime location - just a couple of blocks to High Park, The Junction, and Humberside Collegiate!**

This stunning, **detached 2.5 storey**, grand High Park home **offers over 3000 square feet of fabulous living space on all 4 levels! Set on a sunny, extra large 26.75 x 115 foot lot!** A true sense of pride and ownership is evident here!

**Enjoy 5 bedrooms** (one is currently used as an upstairs family room), **4 baths** (one on every level), a **3rd floor private master suite** and a **fully finished lower level** with nice high ceilings. **Convenient 2nd floor laundry is a total bonus!**

**Gorgeous open concept kitchen renovation - great to keep an eye on the little ones - with breakfast room, built-in homework area, large dining room and quality high end fixtures chosen throughout.**

See pre-list home inspection and **detailed list of the many mechanical and expensive upgrades throughout** for peace of mind for one lucky buyer!

Plenty of outdoor space for all to enjoy – gardening, play, parties & storage! **Party-sized Trex decks with built-in seating, convenient 2nd separate entrance for barbecue off dining room! 3rd floor private deck off the master.**

**Parking for 2 cars** off the **single access laneway** where your **kids can safely play** a game shinny - backing onto a large green space.

Wonderful child friendly pocket of **High Park – neighbours include a combo of young families & established households – everyone appreciates the mature tree lined streets!**

- Located in the catchment of an array of highly regarded schools including the **coveted Humberside Collegiate!**
- **Walk to the High Park & Keele subway, Lithuania Park and playgrounds** and of course the ever so popular **High Park!**
- Enjoy the nearby **shops & restaurants of The Junction, Roncesvalles & Bloor West!**

### Main Floor ~ 875 square feet

- Gracious front foyer with high ceilings

• Elegant living room with **original sliding pocket doors with upgraded gliders, toasty real wood-burning fireplace** with a stone wall surround

• **The dining room** opens to the kitchen for ease of catering family meals. Leaded glass windows and a **walk-out to a deck for moving the party outside after dinner**

• **Simply stunning kitchen reno with breakfast area!** Oversized centre island and breakfast bar, top of the line stainless steel appliances, corian counters, marble backsplash, built-in desk & homework area

- **2 piece guest bath**

- **Hardwood floors throughout**

### Second Floor ~ 875 square feet

• Put all your kids in one basket or shall we say one floor (nicely tucked away from the 3rd floor master suite)

- The **1st bedroom** overlooking the front yard has a **decorative mantle and a closet**

- The **2nd bedroom** also faces the front with a **pretty bay window**

- The **3rd bedroom** has a closet and is adjacent to the family bath

- The **4th bedroom** has a **large picture window** overlooking the backyard and lots of built-in shelving

- **4 piece oversized family bath with convenient laundry area**

- Hardwood floors throughout

- With all these rooms, it offers **alternatives for guests, home office or upstairs family room**

### Third Floor ~ 600 square feet

• **A completely tranquil space** to retire at the end of a long day, kids and stress

- **Double French doors** open to your **private balcony** overlooking the serenity of the backyard and green space. **View of CN Tower.**

- **South facing offers lots of natural light** to enjoy your morning “cup of Joe”

- **Sitting/office area** is the perfect spot to curl up and enjoy a good book

- **4 piece ensuite bath with a deep soaker style tub, separate glass enclosed shower with heated seat, heated marble floors and a skylight**

- **Large walk-in closet with built-ins**

- **Skylight** at the top of the stairs, a pretty **Irish inspired stained glass window** & hardwood floors throughout

### Lower Level ~ 800 square feet

- **Large family recreation room** for kids play

- **Separate side entrance** to have downstairs mud room

- **3 piece bath**

- No lack of storage space here with **6 separate storage closets** for all your “stuff” and work room etc.

## Picturesque High Park!

Conveniently located in superb family friendly very quiet pocket south of Annette and just west of Keele in one of **Toronto's most popular neighbourhoods!** 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!

Just a couple blocks to famed **High Park with its 399 acres of public parkland** including off-leash dog trails, hiking trails, outdoor theatre, zoo, tennis, hockey, baseball, picnic grounds, flower gardens, historic museum, restaurant, regular farmer's market, children's playground plus the nearby **Howard Park Tennis club. High Park's sports facilities** include tennis, baseball, soccer, lawn bowling, swimming, and skating!

Explore the bonanza of nearby **recreation spots** by bike or on foot: **Park Lithuania** for little ones (splash pad, tobogganing, Jungle Jim & soccer/baseball fields), **Keele Community Centre** with swimming pool, the **Waterfront Trail (Part of the extensive Martin Goodman Trail along Lake Ontario)**, and the Western Railpath that is a safe bike path north and south, to be extended!

Located in the catchment of an array of highly regarded schools including the coveted **Humberside Collegiate** as well as **Keele Street P.S.**, plus a variety of other quality schools including Mountview Alternative Jr., High Park Alternative Jr., High Park Gardens Montessori School, Bishop Morrocco/Thomas Merton Catholic S.S., Saint Cecilia Catholic Elementary school and Western Technical-Commercial School.

### Shopping a plenty!

~ Enjoy all the unique independent **shops and restaurants of The Junction just a couple blocks away.**

~ **Roncesvalles** attracts foodies and shoppers from all over the city, with a variety of **services, green grocers, bakeries, delicatessens, polish delis, cafes and restaurants.**

~ **Convenient to the big box stores up Keele by St. Clair.**

~ Nearby **Bloor West Village** offers an array of fruit markets, European delis/bakeries and specialty stores.

**Go green!** Enjoy the convenience of being able to **walk to both Keele & High Park Station** connecting to the Bloor-Danforth subway line (with connections to the GO lines & UP Express to Toronto Pearson Airport).

Driving is a quick trip downtown or out of town via **Hwy 400, Gardiner, QEW and the Airport.**

## Upgrades & Improvements!

### 2010-2013

~ Completely renovated from top to bottom (with permits)

~ Re-shingled roof with 2 skylights

~ Re-did siding & replaced windows

~ Redid stairs and hardwood floors throughout and added 10" baseboards

~ Spray foam insulation

~ Redid front porch

~ Renovated master bath with heated marble floors, huge soaker tub, glass enclosed separate shower with heated shower seat.

~ Full kitchen renovation with: Corian countertops, huge island, breakfast area, stainless steel appliances and homework area.

~ Added large deck off kitchen with custom built in patio set

~ Pot lights

~ High efficiency washer and dryer on 2nd floor

~ Central air conditioning

~ All decks built with Trex material (no painting required)

~ Replaced the water heater

~ High efficiency gas furnace

~ Redid the wood burning fireplace

~ Wiring throughout with 200 amp service with surge protection

~ HVAC & plumbing.

~ Freshly painted with new LED lighting

~ Improved water main to street

Bedrooms: 5	Baths: 4 (1x2 Piece on Main Floor) (1x4 Piece on 2nd Floor) (1x4 Piece on 3rd Floor) (1x3 Piece on Lower Level)	Possession: 60 Days/TBA			
Parking: Private drive off the back laneway, parking for 2 cars	Lot Size: 26.75 x 115.00 Feet (survey available)	Square feet: 3150 (includes lower level)			
2015 Approx. Annual Expenses:	Taxes: \$5100.00	Hydro: \$2400.00	Heating/Gas: \$1080.00	Water: \$900.00	Insurance: \$1440.00
Inclusions: Stainless steel: Fridge, gas stove, exhaust hood, built-in dishwasher, built-in wine fridge and front loading washer & dryer, electric light fixtures, ceiling fan, window coverings, hot water tank (rental), custom patio furniture, storage bin on deck.					

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