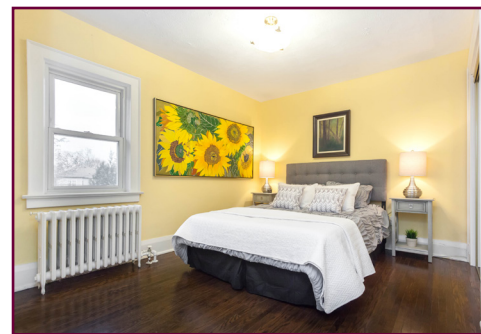
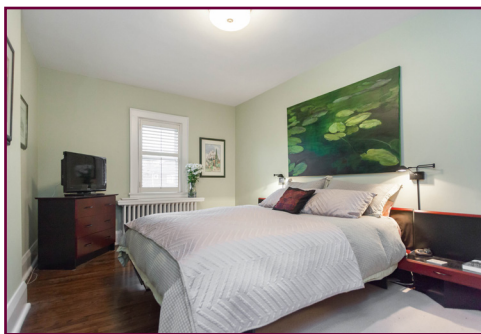
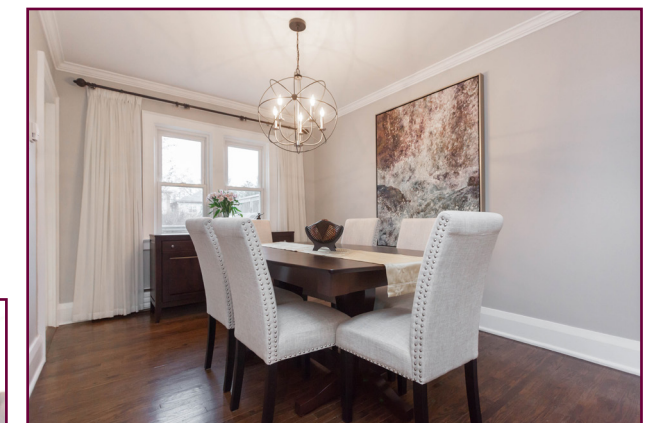




232 Melrose Ave Beautiful Bedford Park!



Check out the YouTube video at www.LovelyTorontoHomes.com

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The Julie Kinnear
 Team

Julie Kinnear
 Jennifer Palacios
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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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232 Melrose Avenue

Extra-Wide Semi in Superb North Toronto Neighbourhood!

Spacious family home set on an extra deep 150 foot lot has limitless potential to add on in the future. A rare find in the area. Located in the sought after John Wanless P.S. district near Yonge & Lawrence!

Gracious principal rooms on the main floor with an additional breakfast room. 3 large bedrooms, 2 full baths, a fully finished lower level and plenty of storage space throughout. Extra wide private drive allows for up to 3 car parking. A definite bonus for a multiple car family! What more could you ask for!

Just when you thought it couldn't get better think again! Are you an artist, musician or do you work from home and need quiet space? Discover the inviting private Studio off the back. There is a skylight and large windows to let nature in and inspire you. An easy quick fix to turn back into the garage! The choice is yours.

The large back deck is great for entertaining in the warm spring and summer months! Landscaped extra deep garden offers vast amounts of your own private green space fully enclosed for kids and pets play!

The pride of ownership really shows in this home with so many mechanical updates and renovations throughout the years. See full list of upgrades below.

Every amenity at your doorstep! A short walk takes you to all the incredible shops, boutiques, and wide range of gourmet restaurants along Yonge St. and Avenue Rd.

Family friendly neighbourhood spirit with a true sense of pride and ownership! A safe & friendly environment to raise a family!

Highlights & Features!

- Welcoming covered front porch to enjoy lazy days and catch up with neighbours.

- The foyer includes a "must have" front hall closet.

- Convenient separate side door entrance to take you up or downstairs.

- Impressive living room for family gatherings! Modern mantle encompassing a warm gas fireplace with wall to wall custom built-in shelving surround, halogen lighting, and pretty leaded glass windows overlooking the front yard fills the room with lots of natural light.

- Formal dining room facing the backyard beside the kitchen for ease of going back and forth with meals.

- Hardwood flooring and crown moulding throughout the living and dining rooms.

- Spotless kitchen with decorative backsplash, ample cupboard-counter space and tiled floors for easy cleanup.

- Glorious sun-filled breakfast room with skylight and sliding glass door leading out to the deck and yard.

- Spacious second floor landing, 3 large bedrooms and hardwood floors throughout

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- Beautiful master bedroom facing the front yard. Double closet plus linen closet.

- The 2nd bedroom is identical in size as the master and has raised storage.

- The 3rd bedroom overlooks the serenity of the backyard with a double closet.

- 4 piece family bath.

- Fully finished lower level with separate side door entrance

- Large family recreation room with halogen lights and quality laminate floors. The perfect spot for family movie nights or kids play room.

- Open office area with laminate floors.

- 3 piece bath with enclosed glass shower and combined laundry area.

- Large closet and utility room with additional storage space.

- Under-stair storage to neatly store your luggage and holiday decorations out of sight.

Upgrades & Improvements

2016 ~ Painted living room and dining room walls, ceiling, built in bookshelf and window frames

2015 ~ Replaced entire roof

2011 ~ Replaced front door
~ Replaced carpeting on stairs to second floor and basement
~ Painted master bedroom and second floor study

2010 ~ Major basement renovation - walls, flooring, lighting, bathroom and painting throughout
~ Complete re-wiring throughout to remove knob and tube
~ Installed 2 new toilets (second floor and basement)

2007 ~ Installed garage eavestrough

2006 ~ Replaced furnace
~ Renovated garage interior - studio conversion (dummy wall in front of garage door that allows conversion back to car garage). Painted 2nd bedroom

2005 ~ Replaced hot water heater

2004 ~ Replaced wood burning fireplace with gas fireplace
~ Installed built in floor to ceiling bookshelves around gas fireplace

2002 ~ Re paved driveway

2000 ~ Replaced windows throughout (except living room windows - beveled glass)

1999 ~ Backyard deck (wrap around), front porch renovation (build out). Renovated upstairs bathroom - new tub, sink, flooring, vanity. Enlarged 2nd bedroom closet

1998 ~ Major main floor renovation - foyer/kitchen/sunroom

1995 ~ Renovated garage - new garage door and side door, installed concrete floor.
~ Installed closet in master bedroom



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John Wanless P.S. Catchment/Bedford Park Neighbourhood!

This is one of Toronto's most family friendly neighbourhoods offering an excellent selection of public, private and separate schools, many parkettes and playgrounds, a community centre, library, yoga centres, independent shops & restaurants.

Renowned school district! The popular John Wanless Jr. Public School with full daycare is just a 5 minute walk away. Glenview Senior P.S., Lawrence Park Collegiate, Northern Secondary, Blessed Sacrament and Loretto Abbey, Havergal College, Crescent School, Toronto French School, attract many families to this neighbourhood.

Go Green! Walk to Yonge/Lawrence subway station or bus lines available on Yonge Street and Avenue Road connecting passengers to the Yonge-University-Spadina subway lines!

Motorists drive straight downtown by way of Avenue Road or Mount Pleasant/Jarvis. For commuters travelling out of the city the Avenue Road or Yonge Street on-ramps to Highway 401 is just minutes away.

Shopping a plenty! A splendid mix of grocery stores, coffee shops, fine boutiques, and specialty stores along Yonge Street. If you are not in the mood to cook there is a wonderful array of restaurants from casual to fine dining all within walking distance.

The Avenue Road shopping district, north of Lawrence, has a diverse mix of shops and specialty stores including popular gourmet food shops such as Pusateri's and Bruno's as well as nearby No Frills.

Lots of local recreation! The Fairlawn Neighbourhood Centre operating out of Fairlawn United Church near Yonge offers a broad range of programming for all ages targeted to their over 2500 active members. A nice way to meet new friends in the community!

The Woburn Parkette is a popular meeting spot for neighbourhood parents with toddlers and preschoolers. It features a tot's playground and a wading pool. Enjoy Wanless Park & Bedford Park Community Centre as well.

Golf enthusiasts are just a 5 minute drive to the private Rosedale Golf Club and the nearby public Don Valley Golf Course, off Yonge Street, and just north of York Mills.

The George Locke Public Library at Yonge and Lawrence offers residents a wide range of programming for children and adults.

For more information about this neighbourhood please visit: <https://juliekinneer.com/toronto-neighbourhoods/north-toronto-real-estate>

2017 Approx. Annual Expenses

Taxes: \$5872.13

Heat/Gas: \$945.08 (includes hot water rental)

Hydro: \$590.20 (hot water heater turned off from July-September while seller is away)

Utility: \$194.10 (2016)

Inclusions: Fridge, stove, built-in dishwasher, built-in microwave, washer, dryer, window coverings, electric light fixtures, hot water tank (rental).

Exclusions: 2 drapery panels in the living room

Bedrooms: 3

Baths: 2
1x4 Piece - Second Floor
1x3 Piece - Lower Level Floor

Parking: Detached 1 car garage off the private driveway, parking for up to 3 cars

Possession: 60-90 Days/TBA

Lot Size: 26.5 x 150.00 Feet

Square Feet: 1820 sq ft (includes the lower level)

