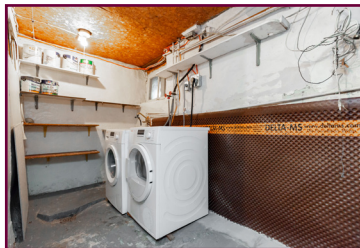
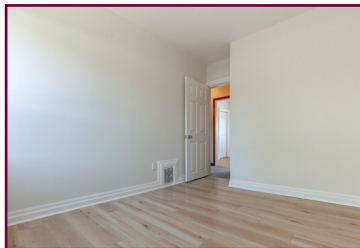




297 St Helens Ave

Hopping West-End Location!



Check out the YouTube video at 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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297 St Helens Avenue

Sweet Semi on St Helens!

Spacious and perfectly proportioned, 3+1 bedroom, semi-detached 2-storey home in the **Junction Triangle**. Ideal 'hood' to get into while you still can and **watch your investment grow!**

One of the hottest neighbourhoods in Toronto attracting the attention of developers due to its **close proximity to Roncesvalles, High Park, The Junction,** and its easy access to the **Bloor subway line**.

Proudly owned by the same family for the past 60 years and never offered for sale until NOW.

Fabulous floor plan includes:

- **Open concept main floor plan**
- **Eat-in kitchen with a walk-out to the yard**
- **Mud room**
- **3 large bedrooms on the second floor**
- **2 full baths**
- **Finished lower level with a spare bedroom for visiting guests**
- **Storage galore**

Walk out to the quaint and quiet fully fenced-in yard where you can star gaze and enjoy drinks with friends and family. You can't get that in condo living!

Warm friendly neighbourhood vibe with families of varying ages, always helpful and ready to lend a hand!

World class public transportation!

Amazing combination of **location, price and space** offers **outstanding value** for families, professional couples or investment buyers.

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Perfect for a multitude of buyers! Are you a young family looking to put down roots in a thriving neighbourhood? Singles/couples looking for the freedom of a house versus condo living? Empty nester looking to downsize?

Enticing Features Inside & Out!

- **Main-floor mud room** is the perfect spot to store strollers, leashes, muddy boots and outerwear.
- **Hardwood floors** on the main floor.
- **Open concept living/dining layout** gives great flow for family living/entertaining.
- **Large eat-in kitchen with skylight** lets the sun shine in! Ample cupboard/counter space and a **walk-out to the backyard**.
- The 2nd floor includes **3 large bedrooms** with laminate floors.
- **4-piece family bath**.
- **Magical master suite!** Large window allows for an abundance of natural light and a rare **wall of closets!**
- **Finished lower level with tons of storage space**.
- **Spare bedroom** ideal for when parents and friends are visiting.
- L-shaped room with **2 walls of built-in storage closets, under stair storage** and laundry area.
- **4-piece bath**.
- Enjoy the amazing extension of **outdoor dining and entertaining space** from the kitchen to the backyard. **Private and tranquil**.
- **Plenty of street parking permits available**.



Hopping West-End Location!

There is an inclusive, community driven energy in the area. There are many **unique, independent shops in The Junction Triangle** as well as many **happening cafes & restaurants** (a couple of favourites are the **The Emerson, The Drake Commissary, Sugo, Bar Neon, Dolly's Mojito Bar, Vena's Roti and Holly's fave, The 47**. There is also **great entertainment nearby**. Check out the live music at **Hugh's Room, Penny's,** and the **Burdock** or the **retro vibe** and **free popcorn refills** at the **Revue Theatre** in Roncey.

Local street shopping is available on **Bloor & Dundas Street West** and into **Roncesvalles Village**. **Walkable shopping** includes **LCBO, Loblaws, No Frills, Freshco, Shoppers Drug Mart**.

Nearby Dufferin Mall is a well established 575,000 square foot regional shopping centre, renowned for its rich legacy of community collaboration in the densely populated West End of Toronto. Anchored by **H&M, Winners, Walmart, Toys 'R' Us** and a **No Frills Supermarket**, **Dufferin Mall** features **over 140 shops and services**, and enjoys over 10 million shopper visits annually.

Young, cool businesses have moved into the area: **Cuppa Coffee Studios**, the "largest full-service stop-motion facility in the world"! **Freshbooks**, "the #1 cloud accounting solution for small business owners" has just opened/expanded in the Planet Storage building. **Ubisoft**, the high-tech French video game developer, has also chosen the Junction Triangle as its home.

Lots of local recreation! The West Toronto Rail Path provides a **2.1 km long direct link for pedestrians & cyclists from the Junction to Dundas & Lansdowne area with plans to extend it to Queen Street West**.

Many Parks nearby! McGregor Playground is just at the end of the street. There is a lit baseball diamond, a field house, a basketball court, a wading pool and a children's playground. Other nearby parks are: **Erwin Krickhahn Park, Dufferin Grove, Sorauren park** and of course the iconic **High Park** is really just a hop skip and a jump away..

Dufferin Grove Park is so popular that local residents affectionately refer to it as their "big backyard". It houses one of the city's few year-round, organic farmer's markets a hotbed of delicious produce, meats, and prepared goods. The market runs like clockwork from 3-7pm every Thursday.

There are Public, Catholic, French Immersion & Alternative schools & daycares to choose from! Brock PS., St. Luigi Separate School, Bloor Collegiate to name but a few!

The Bloor/Gladstone Public Library is beautiful, large, modern, bright and less than 1km away. It has quiet reading areas and programs for pre-schoolers and young children. The local **YMCA, at Dundas & Dupont**, offers a wide variety of programs for children & seniors. **The Dovercourt Boys & Girls Club** (Clubhouse at 1379 Bloor) is also pretty amazing for kids programming. **The Wallace Emerson Park & Community Centre** is another gem offering a variety of programming, rinks, pool, and gym.

Transportation is a snap! **5 minute walk to Lansdowne subway station** which connects you to the **Bloor-Danforth-Yonge-University-Spadina** subway lines. **12 minute walk to the GO Station** passenger pick up on Bloor. Frequent travellers rejoice! The **Toronto Pearson UP Express** is a quick walk away to the stop on Bloor.

Motorists can **be downtown in approximately 10-15 minutes** by way of either **Bloor, Dupont or Dundas Street** and to the airport in 15-20.

2017 Approx. Annual Expenses	Bedrooms: 3 + 1
Taxes: \$3114.70	Baths: 2
Heating/Gas: \$1344.00	1x4 Piece - Second Floor
Hydro: \$564.00	1x4 Piece - Lower Level
Water & Waste: \$480.00	Parking: Street permit parking
Hot Water Tank: \$243.96	Lot Size: 18.5 x 64.00 Feet
Alarm System: \$540.00	Square Feet: 1480 (includes the lower level)
Inclusions: Fridge, stove, built-in dishwasher, washer, dryer, window coverings, electric light fixtures, alarm system, CAC (all in "as is" condition).	Possession: 30-60 Days/TBA

