

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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KELLERWILLIAMS.
Neighbourhood Realty, Brokerage



30 Ostend Avenue Swansea Village



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Charming Semi in Prime Swansea!

Move right into this classic semi-detached home in a prime location just steps to all the fabulous shops, markets and restaurants of Bloor West Village!

Well proportioned principal rooms with restored original character including gorgeous walnut stained hardwood floors throughout the main and second floors, deep baseboards & trim, fireplace and stained glass windows.

3 good-sized bedrooms, finished lower level, parking, landscaped garden with a private back deck & flagstone patio.

House in mechanically good condition, including new windows and no knob & tube wiring!

Enjoy this highly prized school district and a quiet family friendly street!

Easy access to the Gardiner Expressway/Lakeshore and just a quick walk to the subway!

Features Inside & Out!

- Pretty landscaped front garden & retaining wall enhance the curb appeal of the home.
- Tumbled interlocking brick front steps bring you to the inviting "olde" fashioned covered front porch. Enjoy a peaceful morning coffee raised up above the street level.
- Extra large dining room (could be living room) features stunning walnut stained hardwood floors, decorative fireplace and mantle.
- The living room is perfect for entertaining family and friends! Large window and access to the kitchen for ease at parties.
- Bright, spacious, sun-filled kitchen! Convenient built-in desk/ breakfast nook and a walk-out to the beautiful back patio & garden.
- Enjoy summer fun in the private fully fenced-in yard, back deck and flagstone patio. Pretty English garden with a built-in irrigation system, perennials, security lighting and a gate that leads to the parking area.
- Upstairs the gracious front facing master bedroom is flooded with lots of natural light.
- Hardwood floors throughout, a linen closet in the hall and closets in all bedrooms. Each bedroom is in beautiful condition and move in ready!

- Upgraded 4 piece family bath
- Finished lower level boasts tons of storage space. Family recreation/play room is that perfect amount of extra room that everyone needs.
- Laundry room with a working toilet and roughed in plumbing for a shower and sink.

Sought After Location in Swansea Village!

The seller has loved how quiet and peaceful Ostend Avenue is where kids can play safely and neighbours gather for an annual street party & bbq every June.

The only Toronto neighbourhood surrounded by a lake, a river and a pond as its natural boundaries – a one of a kind community to live in and raise your family!

Swansea's hilly terrain, winding roads and many mature trees accentuate the storybook houses that line the residential streets of this neighbourhood.

Humberside Collegiate and Swansea Jr. & Sr. Public School is a big draw for families – with its legendary reputation (celebrating its 124th year) & indoor pool, it is committed to academics, the arts, 2nd languages, sports & technology.

Shopping could not get any better! Bloor West Village shopping district features many specialty shops, fruit markets, European delis/bakeries and fantastic restaurants. Walk to do all your grocery shopping – including Bloor West Meat Market, Snapper's Fish Market or Cheese Boutique.

Well served by public transit system – walk to Runnymede or Jane subway stations on the Bloor-Danforth subway lines.

Motorists enjoy the convenience of being located only minutes away from the Gardiner Expressway & Lake Shore Blvd.

Residents love their neighbourhood jewel - Rennie Park - with 4 tennis courts, an artificial ice rink for hockey indoors & out, playing fields and a wading pool. High Park & Grenadier Pond feature a full day of recreational activities including fishing, theatre performances, train rides, an animal zoo, historical exhibits, a restaurant, farmer's market, a myriad of fitness opportunities & off-leash dog walks. Easy access to Lake Ontario & The Martin Goodman Trail, as well as the Humber River, Etienne Brule Park and paths.

Great community spirit in Swansea, with so many recreation centres, libraries and local activities.

Bedrooms: 3	Baths: 2 1x4 Piece (Second Floor) 1x2 Piece (Lower Level)	Approx Sq Ft: 1710 (includes lower level)
Parking: Right of way parking for 1 car + street permit parking	Possession: 60-90 Days/TBA	Lot Size: 18.17 x 100.33 Feet
Inclusions: Fridge, gas stove, built-in dishwasher, electric light fixtures, window coverings, Maytag washer & dryer & sprinkler system		
Approximate Annual Expenses for 2015: Taxes: \$3736.18 Hydro: \$500.00 Heating/Gas: \$686.88 Water & Waste: \$232.35		

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Upgrades & Improvements

Indoors

- 2014 ~ All new windows & freshly painted throughout
- 2010 ~ Custom window coverings in living, dining room and kitchen
- 2009 ~ Replaced laundry tub and faucets, laminate floors in the lower level recreation room
- 2005 ~ Upgraded closet railings in master bedroom, fireplace mantle, sconces and outside light
- 2004 ~ Re-stained hardwood floors on main floor and second floor, updated kitchen and bathroom porcelain tiles, countertops, light fixtures, dishwasher & additional cabinets, drywall separation between living & dining room, painted all ceilings and wall, vent exhaust fan to outside (bathroom), widened doorway from hall to living room

Outdoors

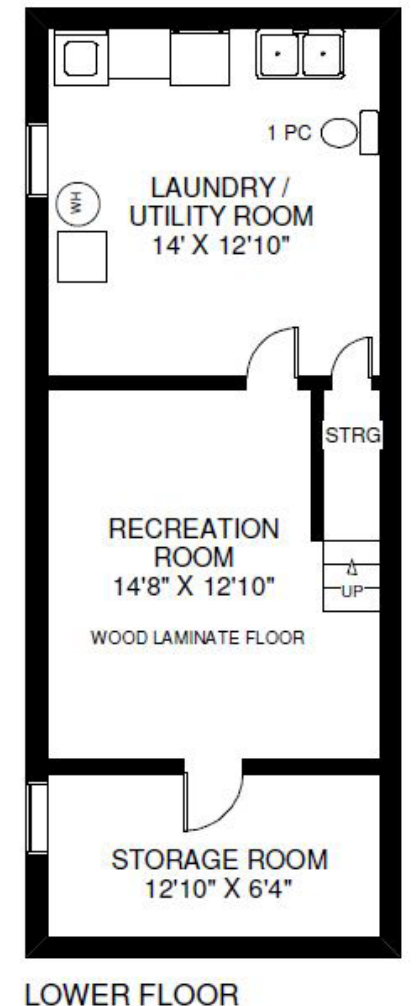
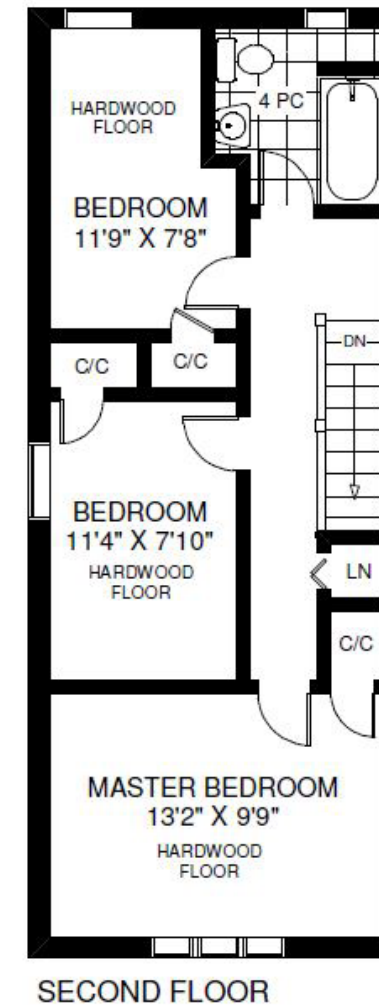
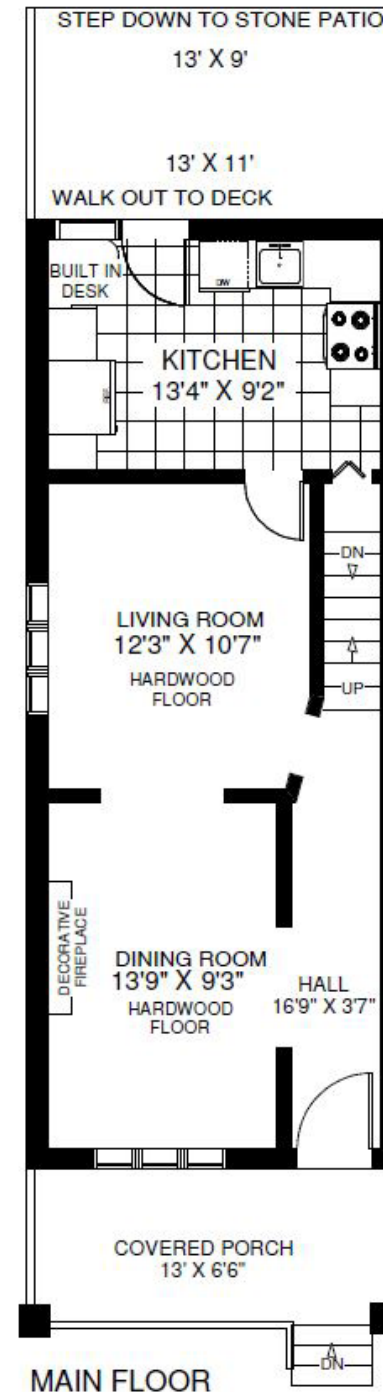
- 2009 ~ Installed motion sensor detector light in backyard, irrigation system (front and back), landscaped front gardens & flower bed
- 2008 ~ Grouted driveway and repaired exterior bricks, installed back gate, sourced, refinished & Installed authentic vent covers
- 2006 ~ Replaced the front deck and railings

Mechanical Upgrades

- 2008 ~ Replaced the roof
- 2005 ~ Upgraded insulation in roof, Trane mid-efficiency furnace
- 2004 ~ Upgraded & replaced all electrical, replaced front porch roof

30 OSTEND AVENUE

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Note: Measurements & Calculations are approximate. Provided as a guideline only.

FLOOR PLANS BY KIM DORNEY
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