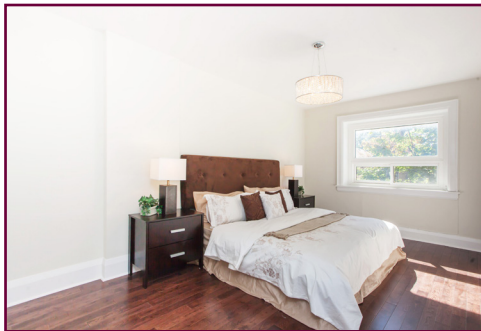


36 Manor Rd East Premium Location!



Check out the YouTube video at www.LovelyTorontoHomes.com

Julie Kinnear*, Jennifer Palacios*,
Holly Chandler* & Tyler Delaney* *Sales Representative

Office 416.236.1392 Direct 416.762.5949

julie@juliekinneer.com ♦ www.juliekinneer.com

The Julie Kinnear Team
Top 1% in Canada - by referral only™

Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

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.

Julie Kinnear*, Jennifer Palacios*,
Holly Chandler* & Tyler Delaney* *Sales Representative

Office 416.236.1392 Direct 416.762.5949

julie@juliekinneer.com ♦ www.juliekinneer.com

The Julie Kinnear Team
Top 1% in Canada - by referral only™

Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



36 Manor Road East, Toronto

Check out the YouTube video at
www.LovelyTorontoHomes.com

Freshly Renovated Family Home in North Toronto!

Premium location, just steps to Yonge & Eglinton! Walk to the subway and all the fabulous shops, restaurants & night life this vibrant neighbourhood has to offer!

Detached, 2 storey, 4 bedroom home with parking...just keep ticking off your wish list!

- Open concept (2014) new kitchen overlooking dining room.
- Main floor den/office with French door
- 3 renovated baths (2014) - one on each level
- Finished lower level ideal layout for family or nanny/in-law/rental suite
- Many upgraded mechanicals including no knob & tube.
- Extra deep lot offers the potential to extend.
- Legal front pad parking

Excellent opportunity for the move up buyer or growing families!

Special Features & Upgrades:

- Enclosed front porch is great for storing all your winter attire, umbrellas & strollers.
- Gracious front foyer has a coat closet, wainscoting, and a large leaded bay window filling the entrance with lots of natural light.
- Pristine new hardwood floors (2014) throughout the main & second floors. Plenty of halogen pot lighting on the main level.
- Oversized living room intended for entertaining.
- The dining room opens to the kitchen for ease of catering to all your parties.
- Quality newly renovated kitchen! Large Centre Island with granite counters, custom cabinets & cupboards.
- Walk-out to the sunny big back deck & expansive yard.
- 2 piece powder room with granite counters
- 3 very large bedrooms on the 2nd floor complete with closets, hardwood floors and pretty picture windows.
- The 4th bedroom facing the back would be a perfect nursery or home office with built-in shelving.
- 4 piece renovated family bath with deep soaker tub.

• Fully finished lower level with separate side entrance boasts an exceptional layout.

- Family sized recreation room
- Large bedroom with 3 sets of closets. Ideal for visiting guests, in-laws or a nanny suite!
- 3 piece bath with enclosed shower
- Open area at bottom of the stairs ideal for pantry and extra storage space.
- Laundry area is separate near stairs, so can be used for upper and lower without accessing potential suite.
- Roughed in plumbing and wiring for a kitchenette in recreation room.

Superior Central Location!

Located just east of Yonge Street, south of Eglinton & West of Mt Pleasant this is truly a one-of-a kind community to live & play!

This distinguished neighbourhood has always been one of Toronto's most sought after places to live where residents enjoy the convenient access to excellent public and private schools, shopping, restaurants, parks/recreation, and transit service.

Shopping a plenty! Just steps to Yonge St. and Eglinton Ave. where you will find an array of fine boutiques, trendy restaurants, specialty stores, coffee shops and large grocery stores. Conveniently right at the end of Manor is the popular French restaurant Coquine a neighbourhood favourite.

The Mt Pleasant shopping district offers excellent shopping & dining as well. Enjoy movie night at the Mt Pleasant theatre or Silver City in the Yonge & Eglinton Centre. The world is truly your oyster.

Renowned School District! Davisville Jr P.S., Hodgson Sr P.S., North Toronto Collegiate, Northern S.S., John Fisher French Immersion! Nearby prestigious private schools such as Greenwood College, Havergal, St. Clement's School & Upper Canada College. Plenty of neighbourhood daycares... Little Tot's Manor, Manor Montessori School & Busy Little Beez to name but a few!

Lots of local recreation! The June Rowland's Park located at the corner of Davisville Ave & Mt Pleasant Rd features a baseball diamond, six tennis courts, a volleyball court, a splash pad, children's playground & amazing farmer's market on Tuesdays. The expansive Eglinton Park located just west of Yonge Street features five multipurpose sports fields, four tennis courts, two ball diamonds, a children's playground, wading pool & two artificial ice rinks.

The ultra-modern North Toronto Community Centre has an indoor and outdoor pool, water slides, a gymnasium, a walking track, and exercise rooms.

Go Green! Walk to Eglinton subway station connecting throughout the Yonge-University-Bloor subway line - a hub for bus routes all over the city.

Motorists can be downtown in fifteen minutes via Yonge Street. The main east-west arterial roadway is Eglinton Avenue and residents are approximately fifteen minutes from the Allen Expressway, and Don Valley Parkway.

Bedrooms: 4 + 1 Baths: 3 ~ 1x2 Piece (Main Floor) 1x4 Piece (2nd Floor) 1x3 Piece (Lower Level) Approx Sq Ft: 2190 (includes lower level)

Parking: Legal front pad parking for 1 car Possession: 60 Days/TBA Lot Size: 25 x 126.00 Feet Approximate Taxes 2014: \$5733.45

Inclusions: Stainless steel: Fridge, stove & dishwasher, washer, dryer, window coverings, electric light fixtures, hot water tank (rental), central conditioning (as is condition).

Julie Kinnear*, Jennifer Palacios*,
 Holly Chandler* & Tyler Delaney* *Sales Representative

Office 416.236.1392 Direct 416.762.5949

julie@juliekinneer.com ♦ www.juliekinneer.com

The Julie Kinnear Team
 Top 1% in Canada - by referral only™

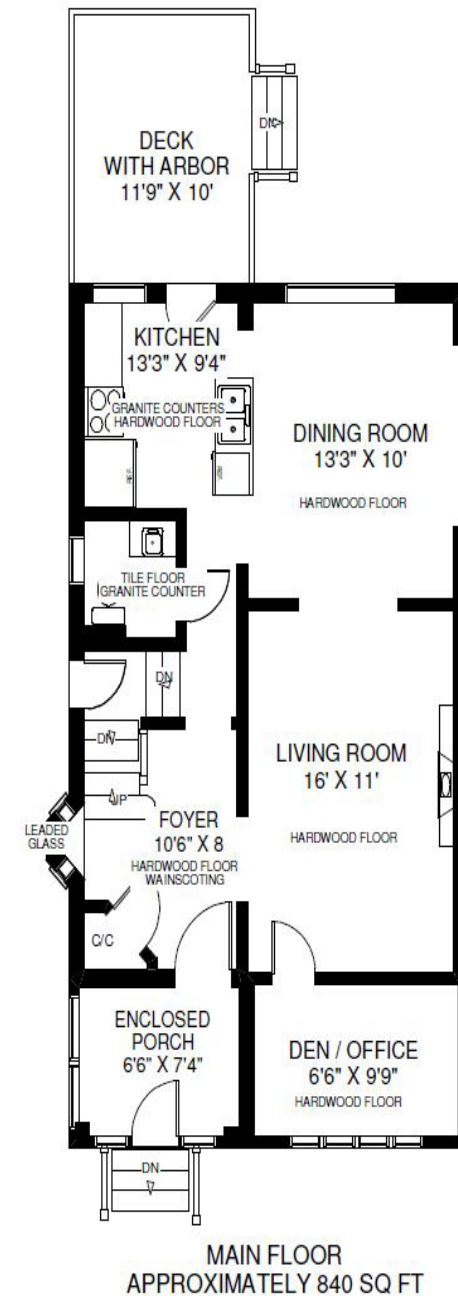
Julie Kinnear
 Jennifer Palacios
 Holly Chandler
 Tyler Delaney

Guiding you home

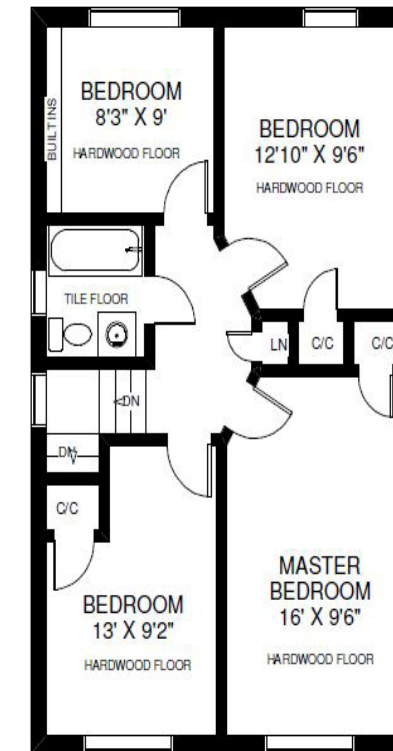


36 MANOR ROAD EAST

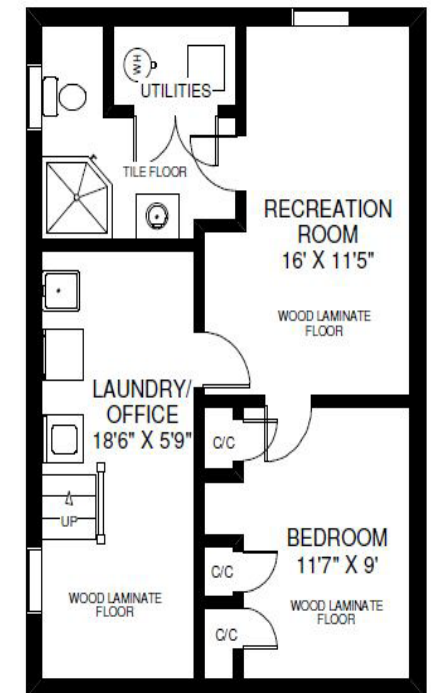
THE JULIE KINNEAR TEAM
 SALES REPRESENTATIVES
 Keller Williams Neighbourhood Realty
 (416) 236-1392



MAIN FLOOR
 APPROXIMATELY 840 SQ FT



SECOND FLOOR
 APPROXIMATELY 690 SQ FT



LOWER FLOOR
 APPROXIMATELY 660 SQ FT

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

