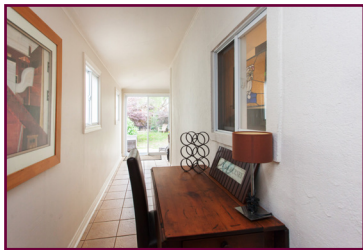


40 Morland Road

The Best of the Junction/Bloor West



Check out the YouTube video at www.LovelyTorontoHomes.com

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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.

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As Pretty As a Portrait!

Excellent opportunity to move into a detached, 1.5 storey home in a fabulous location just a short walk to the best of The Junction and Bloor West Village.

Renovated from top to bottom with \$\$\$ spent on mechanicals and high end upgrades.

An ideal starter home & excellent alternative to condo living. Much larger than it appears with nothing left to do but move your furniture in & hang your hat! With rates remaining low this is a great opportunity to own a freehold home without having to move to the "burbs".

Gracious, open-concept principal rooms, deluxe kitchen, sunroom, 2 large bedrooms + den and office area. Professionally landscaped beautiful private garden & legal front pad parking for 1 car.

Features Inside & Out Include:

- Adorable curb appeal with a stucco façade in a soft taupe-grey
- Welcoming front porch with a modern plexi glass railing.
- Bright sunroom welcomes you inside! Large windows with California shutters and lots of space for all your boots, coats, shoes & umbrellas!
- Open concept living & dining room oozes a beachy warmth & character! Cosy gas fireplace centred between both rooms adds extra charm. Ceiling fan & large closet.
- Pristine, original pine & hardwood flooring throughout the main & upper levels
- Renovated, fresh eat-in kitchen! Large pantry, kiddie cornered breakfast bar, "must have" gas stove, Caesar stone counters, undermount sink, subway tiled backsplash, lots of cupboard space & tiled floor for easy clean up.
- Wrap around office area just off the dining room with double sliding doors that walks out to the stunning garden.
- 4 piece family bath
- Upstairs boasts a spacious master retreat overlooking the front yard & 2nd bedroom with a large double closet facing the back.
- HUGE den between both bedrooms with a walk-out to a private balcony. Original pine floors throughout & a deep linen closet.
- The lower level houses the laundry and utility room

• Fully fenced, deep & private yard with Japanese maples and perennial garden will entice any avid gardener. Garden shed for all your stuff.

• Remarkable combination of location, price & character offers incredible value for the discerning buyer.

Popular West End Location!

40 Morland Road is situated just south of Dundas Street West & north of Annette St; a premier location in a family-friendly neighbourhood with kids of all ages.

A shopper's paradise! A short walk to the Bloor West Village shopping district featuring many specialty shops, fruit markets, European delis/bakeries and fantastic restaurants. An even shorter walk to the heart of the The Junction and all the trendy coolness of the indie bars, restaurants, clothing shops and the Sweet Potato Organic Market! The Annette and Jane area which is just steps away, is a foodie's delight. Patisserie 27 (best croissants in town) the Mad Mexican, COCO, Queen Margherita Pizza, Butcher by Nature, Buddha Pie, Creme Fraiche and the list goes on. Nearby Dundas West allows easy access to big box shops, Loblaws and the LCBO.

Plenty of plush parks surround! Lots of great local recreation! Malta Park, Beresford Park & the Humber River for kids play, sports, dog walking, running/biking. Connect south to the Martin Goodman beautiful Waterfront Trail.

Picnic in the Park! This part of the Humber River Valley feels like you're a million miles away from any congestion! A perfect setting next to Etienne Brule!

Parents, dog owners & fans of the great outdoors will appreciate the proximity to High Park & Grenadier Pond. The 400 acres of public parkland that includes an outdoor theatre, playgrounds, local zoo, picnic grounds, massive dogs off-leash areas, flower gardens, historic museum & plenty of sporting options.

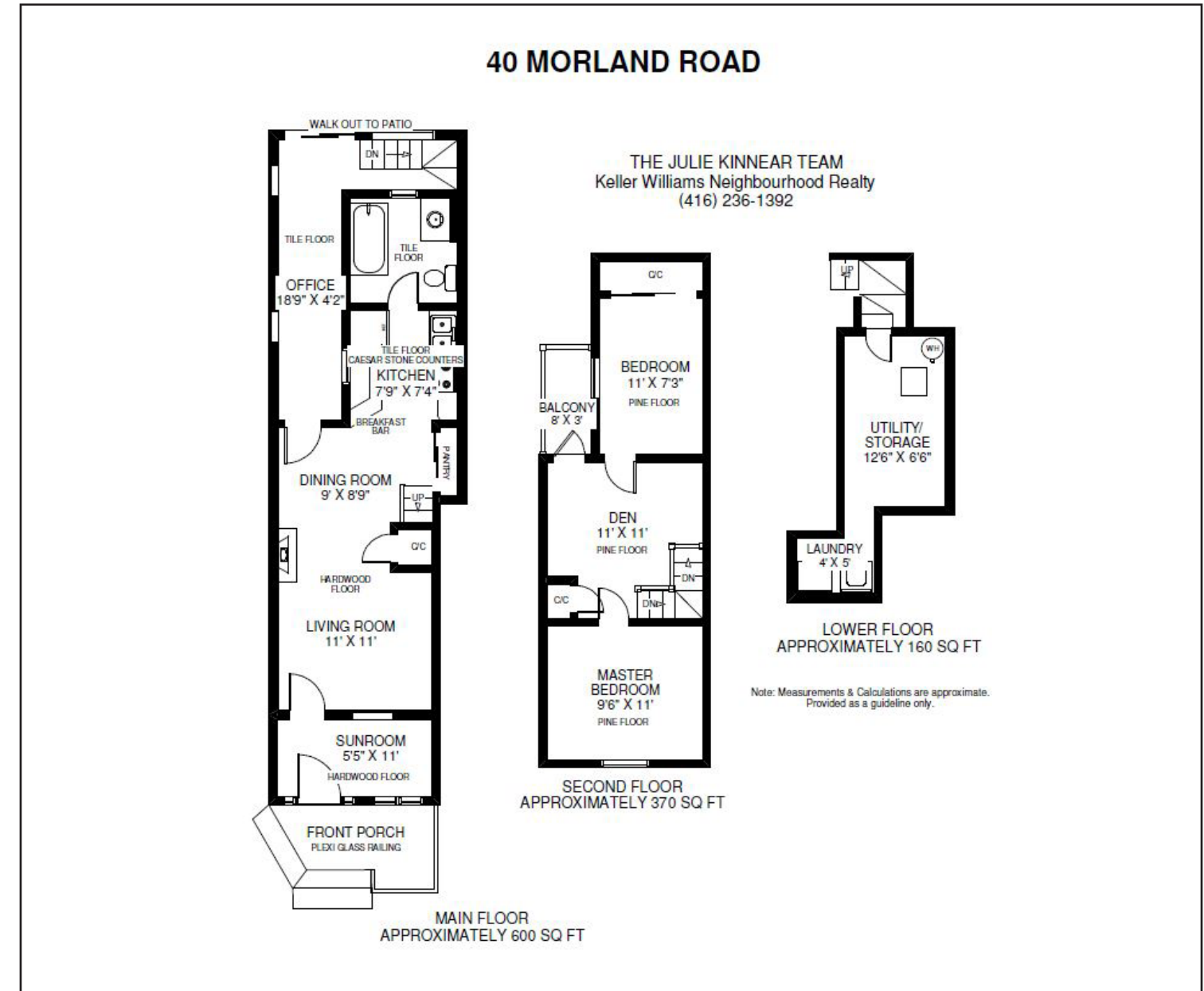
Desirable school district! 3 schools within a 3 minute walk. King George Jr P.S., sought after Humbercrest PS (offers full French immersion) Runnymede Collegiate, Western Tech Commercial & George Harvey Collegiate as well as many private, Catholic & alternative schools. There is a puppy daycare at the corner of Jane/ Dundas for all you animal lovers.

Well served by public transit. Bus lines on Jane & Dundas West connect passengers to the Bloor-Danforth subway line or walk to Jane/Runnymede subway.

For convenience when driving, it's a quick trip downtown and to the Airport. The Gardiner, QEW, Hwy's 427 & 400 are all close by.

Upgrades & Improvements

- 2014 ~ Fireplace serviced. New hardware
- 2013 ~ Kitchen counters & backsplash
- 2011-2012 ~ Professional landscaping in the front & cement work on the side. California shutters throughout Updated electrical in the kitchen
- 2009 ~ Roof shingles, soffits, fascia & downspouts. New fence. New front door
- 2008 ~ New front porch with trex (long lasting wood alternative) & glass panels
- 2007 ~ New siding on the east side of the house. New water main to sewer line. Updated the plumbing in the lower level
- ~ New light fixtures
- ~ Central air conditioning



Bedrooms: 2 + Den	Baths: 1 (1x4 Piece Main Floor)	Possession: 60 Days/TBA	Parking: Legal front pad parking for 1 car
Approx Sq. Ft: 1130 square feet (includes lower level)		Lot Size: 16.5 x 110.0 Feet	
Annual Expenses for 2013:	Taxes: \$2300.00	Hydro: \$900.00	Heating/Gas: \$720.00
	Water: \$290.00	Insurance: \$1097.000	
Inclusions: Fridge, gas stove, washer, dryer, window coverings, ceiling fans, electric light fixtures, central air conditioning, garden shed & gazebo, hot water tank (rental).			

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