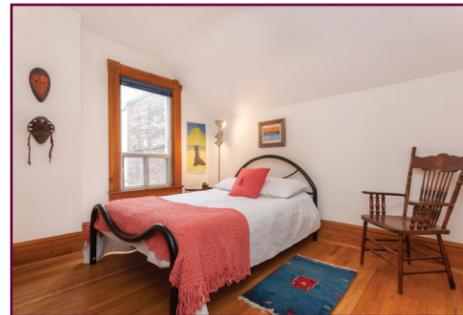




# 423 Delaware Ave

## Dovercourt Village



Check out the YouTube video at [www.LovelyTorontoHomes.com](http://www.LovelyTorontoHomes.com)

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The Julie Kinnear Team

- by referral only™

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## 423 Delaware Avenue, Toronto

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### Charming Detached With Bonus Coach House/Studio!

**Surprisingly spacious!** Huge opportunity to move right into a **DETACHED home in a prime location that features a deep back yard with plenty of future potential to add on/build up if you so desire!**

Do you work from home and need quiet space? Or perhaps have employees you might want to work there too? Perhaps an artist or musician? Or looking for your own home yoga studio or home gym? Or maybe looking for a screening room, "den for men" or a teenagers hang out? **Discover the inviting private Studio in the back. A rare find in the city!**

**A wonderful spot to call home!** Character filled with **large open concept principal rooms, spacious bedrooms, 2nd floor laundry and a beautiful private back garden intimate oasis** for quiet enjoyment. **Separate entrance to the lower level.**

Get in while you still can! **Attention urbanites looking to live in the centre of the City – walk to Ossington subway station, shops, schools & parks.** Enjoy cycling and being downtown in no time.

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

#### Highlights Include:

- **Pretty brick exterior façade and welcoming front porch** to enjoy morning coffees or Halloween with the neighbours.

- **Large main floor living and dining room open concept layout with an airy yet cosy feel. Walk-out from the dining room to the side yard and newly built deck.**

- **9 foot ceilings** and beautiful hardwood floors throughout the main floor.

- **Sociable eat-in kitchen with new gas range** and plenty of cupboard & counter space to prep all your meals. **Arts & craft style wide plank, pine wood floors add character and charm.**

- **Sliding glass doors walk-out to the enclosed and protected back party deck with skylight.** Delectable for dining indoors or out and the perfect spot for reading a good book on a rainy day and admiring the vegetables growing.

- The **3rd bedroom/studio/coach house** with bright windows overlooking the yard is totally detached and separate, insulated and heated. The original garage door is still there, so option to turn it back to a garage off the lane.

- **Large 2nd floor landing with skylight,** linen closet and hardwood floors throughout.

- **Oversized and bright front facing master bedroom suite with 8'5" ceilings! Wall to wall closets and large bay window.**

- **Good-sized 2nd bedroom** faces the rear side yard.

- **Massive 4 piece family bath with large soaker style tub and skylight** to fill the room with lots of natural light.

- **Convenient 2nd floor laundry room** with tons of extra space for storage.

- **Full lower level with separate entrance** is a large open canvas to use as you wish. Plenty of storage.

- **Got a green thumb? Lush landscaped back garden with flagstone pathway!**

#### Upgrades & Improvements

2017 ~ New flat roof, interior painting, new gas range

Bedrooms: 2 + 1 (large studio)	Baths: 1x5 Piece on Second Floor	Possession: 60 Days/TBA
Lot Size: 20.33 x 125.00 Feet (lot lines start near front porch, so extra deep rear yard)	Square feet: 1920 square feet (includes the lower level & coach house)	
Parking: Detached 1 car garage off the back laneway was converted to the studio - original door is still there to convert back if desired.		
Approx. Annual Expenses for 2016: Taxes: \$3779.09	Hydro: \$2499.78	Water: \$455.91 Heat/Gas: \$1198.50
Inclusions: Fridge, gas range, stackable washer, dryer, electric light fixtures, window coverings and ceiling fan.		

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### Location! Location! Dovercourt Village

Cool downtown urban location in great proximity to amenities, yet is a surprisingly quiet and tight-knit family neighbourhood where you can walk everywhere! **There is a diverse mix** of young urban professional, artists, musicians and the long time established residents! The neighbours gardens are all very well-kept and the street is lined with trees that blossom white in the spring!

**With a WalkScore of 92/100 no car is required** and all of your errands can be done on foot. **Walk to Ossington subway station, just 2 blocks away**, which connects to the Bloor-Danforth subway line (which also conveniently connects to the GO). The sellers have never owned a car there, and use the two **Autoshare** cars 3 blocks away at Enterprise. There are several more, including a cargo van and station wagon, a quick walk away. It is an easy **bike downtown** or to the Annex and around town.

The financial district is 20 minutes away by subway, with Kensington Market, U of T, and The ROM along the way. Dovercourt Village's main arterial roadways are Dupont & **Dufferin Streets which provide motorists with excellent access routes to all parts of the city.**

**Walk for all your local shopping!** In the Bloorcourt Village shopping district, along Bloor Street West, you will find plenty of small food markets, grocery stores, bakeries, and quaint book stores! There are two corner stores with produce and a fairly good selection of organic dairy and dry goods on the next block over.

**Excellent grocery stores like Fiesta Farms, Loblaws and Karma Co-op** have very good selection and organic products, and are all a quick walk away. The Village market, which carries good produce, some organics, and Strictly Bulk which has all kinds of baking supplies and natural personal care products are two blocks away near the subway entrance, so it's easy to shop on the way home. **Dufferin Grove & Wychwood Barns Farmers markets** are within walking distance as well!

Enjoy the **variety of restaurants**, ranging from the great **Actinolite**, to the delicious **Mazz Sushi**, to fine takeout like South Pacific Chinese, just a block away. Discover other yummy take-out places like The Roastery, for chicken, and Laziza, for Middle Eastern, and a fantastic bakery, Bakerbots. The Hub and Contra cafés have excellent coffee and pastries, and are each a block away. Contra even carries Blackbird baguette. Dark Horse Espresso Bar is close by on trendy Geary Ave.

**Dufferin Mall** is located across the street from the Dufferin Grove Park, just south of Bloor Street. It is the premier shopping destination in this neighbourhood. There is a massive hardware store three blocks away, Long and McQuade is at the bottom of the street and a liquor store nearby.

Let the outdoors be your playground! Plenty of space for going for runs or kids and dog walks in the local parks. Nearby **Dovercourt Park with its beautiful huge trees**, is 6 acres in size and includes a children's playground, wading pool, tennis courts, baseball diamond, sports fields, & natural ice rinks in the winter and benches in quiet places. Popular **Christie Pitts Park** (pool, baseball diamond, skating rink) and **Dufferin Grove Park** (fire pits, soccer fields, skating rink, bonfire area available for parties) are favourite neighbourhood meeting spots for local residents.

Dovercourt Park is also the home of the **Dovercourt Boys and Girls Club**, for ages 7-17 featuring a pool, gym, games room, arts and crafts and computers.

**The Bloor Gladstone branch** of the Toronto Public Library offers programs for both children and adults.

**Terrific school district!** Dovercourt P.S., Essex Jr. & Sr. P.S, Bloor Collegiate, Oakwood Collegiate, St. Anthony's Catholic School, St. Bruno's and many more public/private schools and daycares close by. **Easy access to University of Toronto!**

