



# 449 Clinton Street | The Annex



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



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## 449 Clinton Street | Premium Family Home in Seaton Village!

**Completely renovated and stylishly designed detached, 2 1/2 storey, 4+1 bedrooms, 4 bathrooms with lowered basement and newer double car garage!** Located on a quiet and sought after street in **one of Toronto's most child friendly and centrally located pockets of the city!** This home truly offers a growing family an exceptional quality of life.

- **Open and bright main floor with generous principal rooms**
- **Party size chef's kitchen with breakfast area and walk out to deck**
- **Must-have main floor powder room**
- **Elegant master bedroom retreat with own ensuite**
- **+3 more bedrooms up - great for kids, guests, home office**
- **Finished, dug down and waterproofed lower level with recreation/workout room, wired media room/bedroom, 3pc bath and lots of storage**
- **Entire house, including wiring, plumbing, windows & HVAC systems, along with floors, walls, kitchen & bathrooms rebuilt in 2008 with permits.**

**The owner loves the tranquility and space in the private fully enclosed backyard**, safe for kids and pets play time or the green thumb gardener.

**Newer double detached garage** off the private back laneway is a rare find for the area and a complete bonus to have! Wired for power, electric door opener and plenty of secure storage space for bikes, tools and toys. Easy laneway access.

It is easy to see the pride of ownership in 449 Clinton Street, a home where so much thought and effort has been put in over time to ensure it was properly renovated, upgraded and maintained. **See extensive list of mechanical and costly upgrades throughout!**



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**Asking Price:** \$1,895,000  
**Bedrooms:** 4+1  
**Baths:** 4  
**Approximate Expenses 2017**  
**Taxes:** \$7,397.21  
**Hydro:** \$1,400.00  
**Heating & Gas:** \$1,350.00  
**Water & Waste:** \$350.00  
**Insurance:** \$1,000.00  
**Alarm:** \$600.00 Contract expires Nov. 2018. GSM backup on alarm.  
**Square Footage:** Approx. 2,465 sq.ft.  
**Possession:** 90 Days/TBA  
**Lot size:** 20.00 x 128.33 Feet  
**Parking:** Detached 2 car garage off the back laneway.



**An established and amazing kid friendly tree-filled neighbourhood with century homes and long time owners and young professionals alike, ideally located in the centre of Toronto**, (north of Bloor and south of Dupont St. and east of Christie St.). Seaton Village has managed to maintain the feel of **a small town village**, yet being close to all major amenities the city has to offer.

**Imagine being able to walk to the Varsity Cinema U of T, the JCC, and all the Annex has to offer, or stroll back late from Little Italy, Yorkville or the Ossington Strip.**

**Superb schools** in the area are a big draw for families. **Palmerston Ave Jr. P.S. with French Immersion is just a 5 minute walk away**, Essex Jr. & Sr. P.S., Harbord Collegiate, Hawthorne II Bilingual Alternative Junior School, Elementary School,

Saint Raymond Separate School, St. Bruno as well as excellent private schools close by.

Public transit is **a quick 3 minute walk to Christie TTC subway station** on the Bloor-Danforth subway lines. There is also bus service on Christie and Dupont Streets and streetcar service on Bathurst Street. **Motorists are within minutes of Toronto's business and entertainment**

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