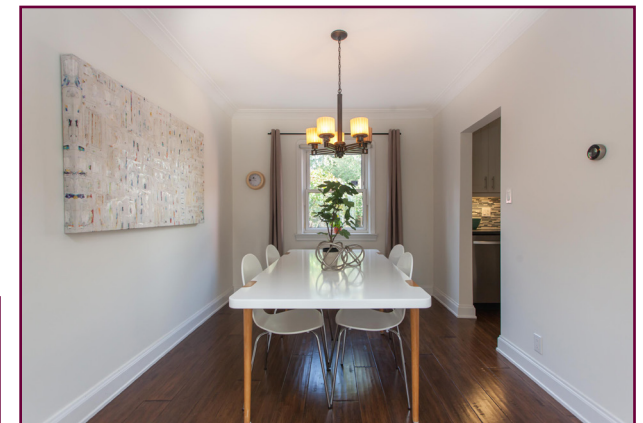


# 486 Jane Street

Bustling Runnymede-Bloor West Village



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

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Tyler Delaney

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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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## Spacious, Extra-Wide Semi in Bloor West!

**Nicely renovated** classic 2-storey home set on a **superb 26 x 134 foot lot**. There are many tasteful and modern upgrades throughout while it maintains the original charm of its era.

**Sleek kitchen, 3 bedrooms, 2 full baths**, amazing outdoor living space with a **large deck, deep private fenced-in yard and a built-in playground**.

**Finished lower level with separate side door entrance** incorporates a spacious **family recreation room, updated 3-piece bathroom** and 2 large storage rooms.

**Detached 1-car garage and private drive with parking for 4 cars is a rare find in the area!**

**This is a superb neighbourhood.** Enjoy the best restaurants and shops of Jane and Annette as well as Bloor West Village. Just a quick **3-minute walk to the sought-after Humbercrest Public School!**

## It Ticks All The Boxes!

- Welcoming front foyer.
- **Separate side-door entrance** to lower level and kitchen for ease of bringing in all your groceries!
- **Sun-filled living room** has a large picture window overlooking the front yard.
- **Elegant dining room** overlooking the back deck and yard. The **pass-through to the kitchen** is perfect for family dinners and entertaining.
- **Gorgeous cook's kitchen** boasts stainless-steel appliances & decorative glass backsplash.
- **Beautiful hardwood floors** throughout the main floor (2012).
- **3 large bedrooms** on the 2nd floor, all with closets and hardwood floors.
- **4-piece family bath.**
- **Finished lower level** includes a **spacious recreation room** with 2 storage closets and broadloom throughout. The **laundry area** is nicely tucked away behind sliding closet doors. Utility room with **ample storage space.**
- **Renovated 3-piece bathroom with enclosed glass shower** (2013).
- **HUGE cold room/storage room** with built-in shelving.

- **Large back deck, playground and private garden for outdoor entertaining/dining space**

## Bustling Runnymede-Bloor West Village

486 Jane Street, just south of St. Johns Road and north of Annette Street is **close to all the action!**

**Many festivals and events are held throughout the year.** There is a June Sidewalk Sale, a July Festival, Ukrainian Festival & Sidewalk Sale, Halloween Festival, Cavalcade of Lights & Christmas in the Village.

**Prepared to be pampered...Bloor West Village** attracts shoppers from all over the city, **with a variety of services, green grocers, bakeries, delicatessens, specialty food shops, cafes and restaurants.**

**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.

**The Stockyards Super Centre** is TO's newest retail destinations with over 50 retail shops and fabulous eateries located at Keele and St. Clair Avenue West.

**Plenty of plush parks surround!** Lots of great local recreation! Malta Park, Beresford Park and 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.

**Popular Humbercrest P.S. district** (offering 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.

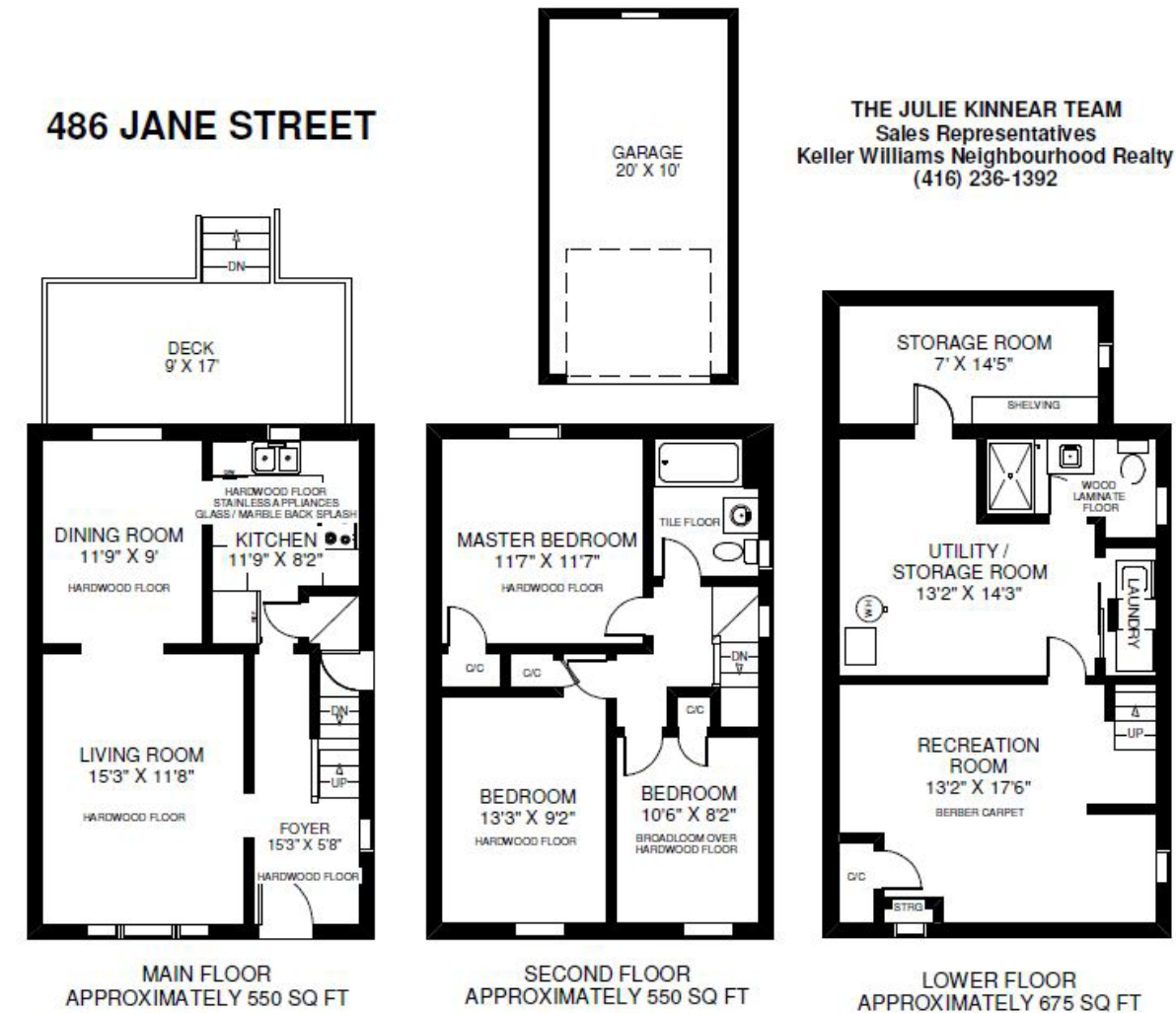
**Walk right out your front door and either walk to the Jane Subway station** or hop on the bus.

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

## Upgrades & Improvements

- 2014 ~ Replaced clay pipes beneath bathroom to outside drain
- 2013 ~ Renovated lower level bathroom. Built closet to enclose laundry.
- 2012 ~ Renovated lower level. Replaced carpet in 3rd bedroom and lower level. Replaced all hardwood floors throughout the lower level. Rebuilt front porch.
- 2011 ~ Built playground in backyard. Ductless AC unit. Clay piping in front of house.
- 2010 ~ Renovated kitchen.
- 2009 ~ Roof
- 2007 ~ Re-wired entire house. 100 amp service

## 486 JANE STREET



Bedrooms: 3	Baths: 1x4 Piece (2nd floor) 1x3 Piece (Lower Level)	Approx Sq Ft: 1775 (including lower level)
Parking: Detached 1 car garage and private drive with parking for up to 4 cars. Possession: 30-60 Days/TBA Lot Size: 26.67 x 134.50 Feet		
Inclusions: Stainless steel: Fridge, gas stove, built-in dishwasher & microwave, washer, dryer, electric light fixtures, hot water tank (rental), ductless air conditioning unit. Exclude: White wooden storage units in cold room & furnace room, foyer wall pegs, shelves on wall behind tv, key holder on side door entrance, master bedroom wardrobe closet, all blinds, shelf on wall in 2nd bedroom, pegs & mirror.		
Approximate Annual Expenses for 2015: Taxes: \$3200.00		

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