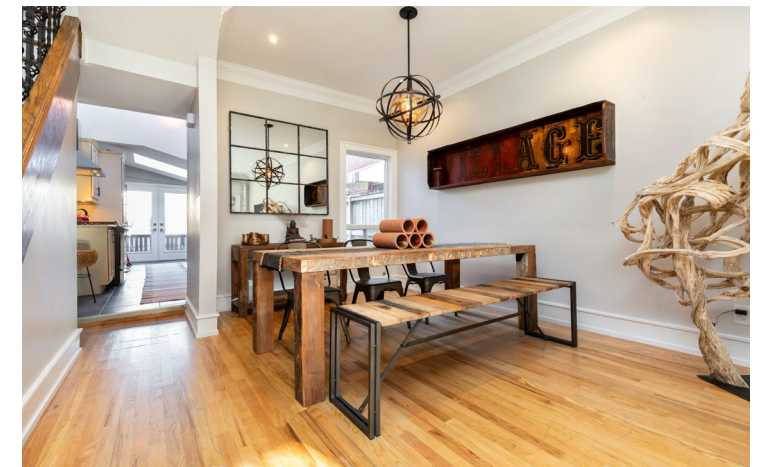
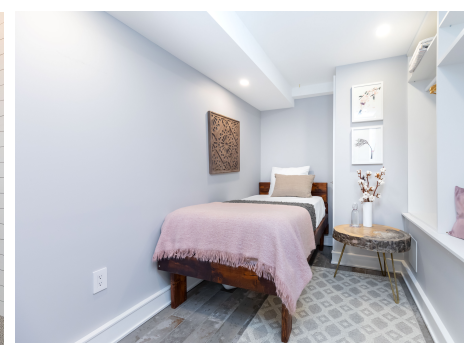


74 Garden Avenue | Popular Roncesvalles Village!



Check out the Youtube video at www.LovelyTorontoHomes.com!



LovelyTorontoHomes.com

Direct 416.762.5949
Office 416.236.1392

Sales Representatives:
Julie Kinnear, Jennifer Palacios, Holly Chandler, Tyler Delaney, Lisa Taliano
Office: 416.236.1392 Direct: 416.762.5949
Email: julie@juliekinneer.com



74 Garden Avenue

More Details @ 74 Garden Avenue

74 Garden Avenue | Popular Roncesvalles Village!

Turnkey Gem in Prime Roncy!

The sellers have put a lot of love and \$\$ into this home and it shows! 74 Garden Ave. is beautifully renovated with attention to detail and design with many mechanical upgrades throughout! Bonus of dug down basement, newer garage, 2 car parking plus nice, big and private back yard.

Priceless location on a quiet coveted tree-lined street in Roncesvalles Village - right in the middle of all the action near Sorauren Park, the shops of Roncy, and a 5 minute walk to Fern Ave. Jr. & Sr. P.S.

This trendy area has been voted as one of the best neighbourhoods to live in Toronto.

The perfect home for:

- Professional couples
- Small families
- Downsizers
- Condo alternative = freehold living without costly maintenance fees
- Investors

Highlights Include:

- Open concept living/dining with character hardwood floors, lofty ceilings
- Contemporary eat-in kitchen with stainless steel appliances, gas range, 2 skylights, granite counters, 15' Cathedral ceilings
- Main Floor laundry
- Double French door walk-out to the patio and big back yard for entertaining & kids/dog play
- 2 bedrooms up plus 3rd bedroom in the **excavated & professionally finished lower level** with full bathroom and separate entrance. Lots of natural light from the exterior stairwell and French door
- 2 fabulous renovated baths with spa like shower stalls
- Over sized, rare for the area newer garage with electric opener and tons of storage plus space for 2nd parking spot in front of garage.

Lovely neighbours surround the home, plus an **inclusive family-friendly feel** makes this an ideal location to live and relish all the area amenities.



Bedrooms: 2 + 1 in lower level
Baths: 2
Approximate Annual Expenses 2018
Taxes: \$4702.74
Hydro: \$1000.00
Heating/Gas: \$1000.00
Water/Waste: \$1000.00
Insurance: \$800.00
Square Footage: 1580 (includes lower level)
Possession: 60 Days/TBA
Lot size: 15.00 x 132.00 Feet
Parking: Detached oversized 1 car garage off the back laneway with room to park another car outside the garage. Parking for 2 cars. Street permit parking is also available.
Inclusions: Stainless steel fridge, gas range and dishwasher; washer, dryer, window coverings, electric light fixtures and hot water tank (rental) buyer to assume contract.



Location location location! **74 Garden Avenue** in a prime spot in the centre of the neighbourhood. This established "Village" with a European ambience is walking distance to **High Park, Parkdale/Vegandale, Liberty Village & Lake Ontario!** You're also within easy reach of the **Ossington strip, Little Italy & Queen West West.**

A vibrant neighbourhood with a mix of old world and gentrification! Family-friendly and **blessed with excellent transportation routes** plus a varied commercial shopping district, this area also boasts parkland & recreational opportunities within walking distance. There is an **active residence association** working hard with the City to continually enhance the community.

Enjoy the **tree-lined streets, laneways for kids play, and the mix of ages & diverse backgrounds of the residents that enchant and delight** all those who live here!

Shopping a plenty! Variety of **chic restaurants and gourmet stores** rub elbows with traditional Polish delis, cafes, professional and personal care services, family businesses, churches & schools.

Easy access to large scale stores near Dundas/Bloor including Loblaws, LCBO & Shoppers Drug Mart. Attention hospital workers - **Just a couple blocks from St. Joseph's Hospital!**

Attention dog owners! **Plenty of parks surround: Sorauren Park** is a popular neighbourhood gathering spot for **kids play, tennis, soccer league, an official enclosed off-leash dog area, Pumpkin Patch after Halloween, outdoor skating rink plus the Wabash Centre & Town Square.** Sorauren Park has an **amazing Farmer's market every Monday.**

Bike or walk to High Park, the jewel of the Toronto Parks system. **With its 399 acres of public parkland including Grenadier Pond.** Have fun walking your **dog off-leash,** running, walking and biking, cross country skiing or rollerblading. Also fishing, watching outdoor live amphitheatre performances, the public allotment gardens, train rides, the High Park Zoo, historical exhibits, a restaurant, a regular **farmer's market & the Howard Park Tennis club.** High Park's sports facilities include tennis, baseball, soccer, lawn bowling, swimming, and skating!

Enjoy being only couple of blocks to Lake Ontario & The Martin Goodman Trail - accessible via the overpass from King West.

Desirable neighbourhood schools attracts many families with school age children – **Fern Ave. Jr. & Sr. P.S.,** St Vincent de Paul Catholic School, **Parkdale Collegiate** is an oasis, nurturing all who discover it, introducing programs that students love, including an enhanced PreBaccalaureate program and acclaimed **International Baccalaureate Programme.**

Go Green! Get downtown in minutes -- Streetcars on Roncy via Queen take you straight downtown. Great access to 504, 505/506, 501 lines. Easy access to Dundas West/TTC Subway on the Bloor-Danforth line and the **GO train station and airport UP Express!** For convenience when driving, it is a quick trip downtown via **Gardiner/Lakeshore** or out of town via **QEW. Pearson Airport & 400 series highways** are easily accessible from this location.

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