



777 Lansdowne Ave

Hopping West-End Location!



Check out the YouTube video at www.LovelyTorontoHomes.com

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The Julie Kinnear Team
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Guiding you home



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Hip Junction Triangle, Fully Renovated Detached Home!

Stylish 2.5 storey, 4 bedrooms, 3 baths, with parking in ideal location walking distance to transit, great shopping, parks and restaurants! Real opportunity for a growing family!

Flooded with natural light this **spacious over 2000 square foot** home (including the full and finished lower level) offers wonderful indoor & outdoor living space.

There is a real flair to the decorating and renovations throughout, including amazing totally open concept main floor with **recently renovated kitchen**. Check out the **professionally finished lower level with spacious rec room, and the master bedroom with own ensuite bath**.

3rd floor retreat makes for great space for a family room, home office, oversized dressing room or 4th bedroom, the choice is yours!

Walk out to the very quiet and private tiered back decks plus a patio! Twinkling with lights, it makes for an entertainer's delight! With access from the lane, there is a quality garage with electric door opener & remote and additional storage, extra space for motorcycle or smart car parking.

Numerous mechanical upgrades. This modern, renovated home leaves you with nothing left to do – just move right in!

Warm friendly neighbourhood vibe with families of varying ages and always helpful and ready to lend a hand!

Amazing combination of **location, price & cutting edge space offers outstanding value** for families, professional couples or investment buyers.

Hopping West-End Location!

In recent years, the **Junction Triangle has undergone a major revitalization**. The neighbourhood has attracted the attention of developers due to its **close proximity to Roncesvalles, High Park, The Junction**, and its easy access to the Bloor subway line and Bloordale too!

It has an inclusive unique feel in the area. There are many **independent shops in The Junction Triangle as well as many happening cafes & restaurants** (a couple of favourites are the **The Emerson & Whippoorwill**, plus entertainment including nearby live music (**Hugh's Room**) and the **Revue Theatre in Roncy**).

Local street-shopping is available on **Bloor & Dundas Street West and into Roncesvalles Village**. Walkable shopping includes **LCBO, Loblaws, NoFrills, Freshco, Shoppers Drug Mart**.

Young, cool businesses have moved into the area: **Cuppa Coffee Studios**, the "largest full-service stop-motion facility in the world"! **Freshbooks**, "the #1 cloud accounting solution for small business owners" opened/expanded in the Planet Storage building. **Ubisoft**, the high-tech French video game developer, has also chosen the Junction Triangle as its home.

Lots of local recreation! The West Toronto Rail Path provides a 2.1 km long direct link for pedestrians & cyclists from the Junction to Dundas & Lansdowne area.

Many Parks nearby! Perth Square Park & Erwin Krickhahn parks are just a couple blocks away and have great space for picnics, sports as well as an off-leash dog area. **Campbell Park & Skating Rink** holds many community events, **Dovercourt Park** and of course iconic **High Park** is really a hop skip and a jump away.

There are **Public, Catholic, French Immersion & Alternative schools & daycares to choose from!** **Pauline Junior P.S., Dovercourt P.S., St. Luigi Separate School, Bloor Collegiate** to name but a few!

The Perth Dupont Public Library has programs for pre-schoolers and children. The local **YMCA, at Dundas & Dupont**, offers a wide variety of programs for children & seniors. **The Dovercourt Boys & Girls Club (Clubhouse at 1379 Bloor)** is also pretty amazing for kids programming. **The Wallace Emerson Park & Community Centre** is another gem offering a variety of programming, rinks, pool, and gym.

Transportation is a snap with a transit score of 97/100! 3 minute walk to Lansdowne subway station which connect you to the **Bloor-Danforth-Yonge-University-Spadina** subway lines. **Easy access to the Go Train.** Frequent travellers rejoice the **Toronto Pearson UP Express** is a quick 15 minute walk away to the stop on Bloor.

Motorists can **be downtown in approximately 10-15 minutes** by way of either Bloor, Dupont or Dundas Street and to the airport in 15-20.

Upgrades & Improvements

2016 ~ Updated kitchen
~ New berber carpet in the basement
~ Interior painting

2015 ~ New deck
~ Remodeled master bedroom

2014 ~ Updated bathrooms
~ HVAC & ductwork
~ Wifi connected thermostat
~ Security system through cell service
~ Replaced front door
~ Chimney insert

Bedrooms: 4	Baths: 3 (1 x 2 Piece on 2nd Floor) (1 x 3 Piece on 2nd Floor) (1 x 2 Piece on Lower Level)
Parking: Detached 1 car garage off the back laneway plus space for a motorcycle/smartcar/moped	
2016 Approx. Annual Expenses:	Taxes: \$4024.64 Hydro: \$1400.00 Heating/Gas: \$1500.00 Water/Waste: \$400.00 Alarm: \$350.00
Lot Size: 20.00 x 93.00 Feet	Possession: 60 Days/TBA Approx Sq. Ft: 2070 sq ft (includes lower level)
Inclusions: Stainless steel: Fridge, stove & built-in dishwasher, washer, dryer, electric light fixtures, window coverings, hot water tank (rental), alarm system (purchaser to assume their own contract). Exclusions: Dining room chandelier	

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Enticing Features Inside & Out

• **Handsome red brick exterior façade** and low maintenance stone accent wall & stone patio. Old fashioned covered front porch and sitting area.

• **Open concept living/dining layout overlooking the kitchen** on the main level gives great flow for family living/entertaining. **Decorative fireplace** in the dining room and a **large bay window** in the living room fills the room with loads of natural light. **Hardwood floors throughout**. Quality thermopane windows are a benefit for quiet living as well as energy efficient.

• **Recently updated kitchen with stainless steel appliances, Caesar stone counters**, tiled backsplash and **pantry**. **Breakfast bar** with a double sink is perfect for serving up munchies and drinks.

• Enjoy the **amazing extension of outdoor dining & living space from the kitchen to the back decks and patio area**.

• The 2nd floor includes **3 good-sized bedrooms with hardwood floors & 2 modern baths including 4 piece updated family bath**.

• **Magical master suite!** Large window for natural light, a custom **wall unit for built-ins and large screen TV plus the 3 piece ensuite with marble floors & enclosed shower**.

• **3rd floor retreat! Open space (300 sf) for use as a bedroom or to use as family recreation room!** Hardwood floors, double closet and multiple windows overlooking the front, rear & side yards.

• **Expansive, professionally finished lower level!**

- **Family play room with a built-in desk, pot lights**, Berber carpet
- **Modern 2 piece bath**
- Good sized finished laundry room with tiled floors and a window for ventilation.
- **Huge storage room** plus separate utility room.

• **Sizeable detached garage** has plenty of extra space for storage! **Additional interlocking brick parking area for moped/motorcycle/bike/smart car**. **Quick access from the garage** to avoid any inclement weather and ease of carrying all your groceries right into the kitchen. **There is a key pad on the exterior by laneway so no need for keys when walking the dogs or kids!**

• **Enviably outdoor living space includes partially covered party deck and patio area for barbecues, al fresco dining and drinks with family and friends**. Sit back soak up the sun and enjoy a good book. Private and tranquil.

