

96 Edwin Avenue | Vibrant Junction Triangle!



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LovelyTorontoHomes.com

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Incredible Value in Thriving Junction Triangle!

A great opportunity to get into the market while you still can! Love living on a family-friendly, quiet street, in a superb west-end location that just keeps improving. Great community spirit with friendly neighbours, steps to transit, parks, fabulous shops, cafes, restaurants, markets and more!

With rates remaining low why not own a freehold home without having to move into a condo or head to the "burbs". Enjoy the extra privacy and luxury of entertaining in a large enclosed yard. A fantastic opportunity for a multitude of buyer; singles, couples, young families, or down-sizers!

Bonus of a private studio/workshop to use as you desire! Fully insulated with built-in shelving and a work bench offers that extra quiet space whether you are an artist, musician, writer or handy Andy. A rare find in the city and a cool space to have!

This semi-detached one-and-a-half storey home boasts a great floor plan with large principal rooms, high ceilings, newly renovated main-floor powder room and laundry, large seasonal sunroom, 2 spacious bedrooms and a 4-piece bath.

Outdoor living spaces include: A fabulous low-maintenance courtyard in the front - the perfect spot for a sweet patio set and your favourite planters! Large west-facing backyard with privacy fencing surround gets lots of sun in the afternoon and gorgeous evening sunsets.

Special Features Include:

- Cute curb appeal and a large front porch to enjoy your morning "cup of joe".
- Welcoming front entrance with a double coat closet.
- Inviting living room with hardwood floors and front-facing picture window that allows for loads of natural light.
- Open-concept eat-in kitchen/dining room offers ample cupboard and counter space.
- Sliding glass doors off the kitchen lead into the oversized seasonal sunroom which features wall-to-wall windows, shelving, and a built-in bench.
- Renovated 2-piece main floor powder room.
- The recently renovated laundry room boasts 12'4" foot Cathedral ceilings, tiled floors and additional storage space + utility area.
- 9'5" ceilings and laminate wood floors throughout the second floor.
- King-sized master bedroom with a HUGE walk-in closet.
- Large 2nd bedroom with a double closet.
- 4-piece family bath.
- Sunny and spacious backyard has a stylish shed/workshop! Fully-fenced and low-maintenance, the yard is perfect for kids & pets at play.



Upgrades & Improvements

2018

- ~ Painted entire house
- ~ Replaced sink, vanity and faucets in upstairs bathroom
- ~ Renovated main-floor powder room
- ~ Renovated main-floor laundry/storage room including: new cabinets, counter, floors, walls and the addition of a loft storage space.
- ~ Installed smoke/co2 detectors

2017

- ~ Insulated shed
- ~ Furnace (plus humidistat)

2016

- ~ Replaced roof shingles on addition at the back of house

Bedrooms: 2
Baths: 2
Approximate Annual Expenses 2018
Taxes: \$2971.00
Hydro: \$1150.00
Heating/Gas: \$1400.00
Water/Waste: \$950.00
Insurance: \$1000.00
Square Footage: 1255 square feet
Possession: Flexible
Lot size: 20.00 x 100.00 Feet
Parking: Street permit parking available
Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings (except as excluded), electric light fixtures, hot water tank (rental).
Exclusions: Microwave, brass bell in kitchen, window coverings in master bedroom and 2nd bedroom. Vanity mirrors in the powder-room and second-floor bath.



Edwin Avenue is conveniently located in the Junction Triangle, just east of Dundas West and South of Dupont. It's a quick walk to the thriving Junction neighbourhood and has a great mix of cool urban vibe and proud community spirit! This gem of a neighbourhood is **WORLD-CLASS!** Take notice of all the stylish large-scale renovations underway in the area along with the luxurious, contemporary new builds.

The neighbourhood has attracted the attention of developers due to its **close proximity to Roncesvalles, High Park, The Junction, Wallace Emerson** and its **easy access to the Bloor subway**. Being so close to Dupont/Lansdowne, you get the best of **Corso Italia & Bloordale too!**

The nearby Dundas West strip of the Junction features **the funky cafes, delicious restaurants, eclectic antique stores, independently owned shops & a popular weekly farmer's market that runs from May to October**. Find convenient big box stores up on St Clair.

Some neighbourhood favourite restaurants, cafes & stores include: Farmhouse Tavern, Mattachioni, Defina Wood-Fired Pizza, Hole in the Wall, The Beet, Roux, Honest Weight, Playa Cabana Cantina, Nodo, La Rev; craft breweries (Indie Ale House, Junction Brewery). Secret Lands Farm Store/Cafe is a delicious new addition to this little pocket of Dupont.

Just around the corner you'll find Wallace Espresso, Cafe Con Leche, Hale Coffee. **It's also close to Wallace Ave** where you will find Cafe Neon and Halo Brewery. You don't have far to go to **Fresh Co., Shoppers Drug Mart & Loblaws** along Dundas Street.

Lots of local recreation! The West Toronto Rail Path provides a 2.1 km direct link for pedestrians & cyclists from the Junction to the Dundas & Lansdowne area. An extension of the Trail all the way down to Liberty Village has received full funding from the provincial and federal governments. **Very family-friendly location!** The neighbourhood and the street itself has lots of young families and is within a few minutes walk to **several fantastic parks** with lots of green space, wading pools and even a splash pad.

Carlton Park is a great park at the end of the street, and there are a couple of other wonderful parks within a few mins walk such as Perth Park and Campbell Park. The iconic High Park is a short distance away.

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.

There are two thriving City of Toronto community centres nearby. One of the largest facilities in Toronto is the **Joseph J. Piccininni (JJP) Community Centre** in Earls Court. The **Wallace Emerson Park & Community Centre** is another gem. Both offer a variety of programming, rinks, pool, and gym.

School District includes many public, private, Catholic & alternative schools & daycares to choose from! Perth Ave Junior P.S., Brock P.S., St. Luigi Separate School, Pauline Junior P.S. & Bloor Collegiate to name but a few.

Transportation is a snap! Frequent bus service along Dupont & Dundas will take you to either the Lansdowne or Dundas West subway stations which connect to the Bloor-Danforth-Yonge-University-Spadina subway lines. The bus stop is less than a block away and **it only takes around 10 mins to walk to the subway!** **Easy access to the Go Train and UP Express!** Motorists can be downtown in approximately 10 minutes by way of either Bloor, Dupont or Dundas Street and to the airport in 15-20.

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