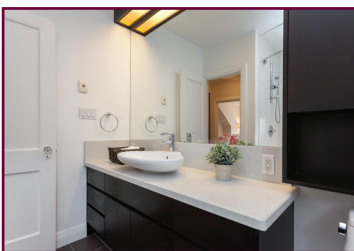
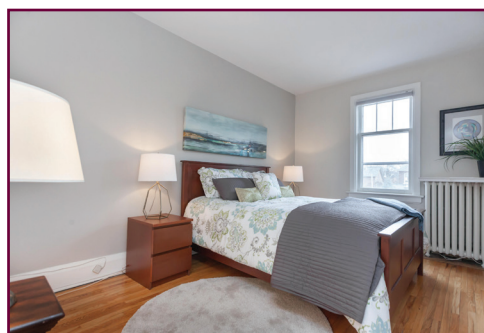




139 Evans Avenue

Bloor West Village



Check out the YouTube video at www.LovelyTorontoHomes.com

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Guiding you home



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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Extra-Wide Semi is Bloor West Perfection

This extra-wide semi will trick you into believing it's detached. Renovated to create great flow for entertaining and daily family life! You'll enjoy the exceptional space and style.

Designed with everything you could ask for. Sleek chef's kitchen with French doors leading to the back deck, 3 large bedrooms, 2 full baths and a finished lower level with quality built-in cabinets. There are many mechanical upgrades and renovations throughout and an abundance of the original 1920s charm and character.

You'll be grateful for the detached 1-car garage and parking off the wide mutual drive. An incredible large, tiered back deck will designate your house as the "place to be" for summer barbeques. It's party time! The fully-fenced yard and mature maple tree will create a tranquil and private spot to relax and play with your kids and furry friends. There is also a lovely lilac bush behind the garage for fragrant springtime bouquets.

Located in a premium location in Bloor West Village! Enjoy the best of the best restaurants and shops of Jane and Annette as well as the many specialty shops of Bloor West Village. It's in the most sought after public school district in the area: Runnymede Jr. & Sr. Public School and Humberside Collegiate! There are also a number of excellent Catholic and private schools nearby.

More Details to Appreciate Inside & Out:

- Pretty exterior façade and welcoming west-facing, covered front porch where you can sit back and enjoy the view and lovely sunsets. Leaded glass sidelights add presence to the front door and bring extra light into the front foyer. A high quality storm door protects from drafts and allows for extra light

- Enter into the gracious and wide front foyer with stone-coloured tile and hardwood floors.

- Charm abounds with the well-preserved wood trim, mouldings, tall wainscoting and hardwood floors throughout. Original crystal diamond-cut doorknobs.

- Sun-filled and very spacious, the living room features a toasty wood-burning stone fireplace, double French doors and a large bay window facing the front yard

- Spacious, open concept dining room and kitchen allow for ease of enjoying family dinners and entertaining. Impressive, tall wainscoting in the dining room area adds a formal feel.

- The open-concept kitchen has many modern touches including:

- Large island with breakfast bar and quartz counters
- Stainless steel kitchen appliances including a Miele dishwasher and Jenn-Air fridge and gas stove.
- Double French doors walk out to the back deck and yard. A nice extension of outdoor dining and play space! The French doors and large window "bring the outside in."

- Superb outdoor living space with an oversized, tiered back deck and fully fenced yard.

- The 2nd floor incorporates 3 generous sized bedrooms with a closet each, picture windows and hardwood floors throughout.

- Convenient 2nd floor laundry and walk-in closet off the master bedroom is a bonus on everyone's wish list. The deep, oak linen closet with drawers will be very much appreciated.

- Renovated 4-piece family bath with quartz counters and cozy radiant heated modern tile floors. Large soaker tub to unwind after a hard day and scrub those kids clean before bedtime.

- Fully-finished lower level with an abundance of storage space!

- Large family recreation room with a wall-to-wall, floor to ceiling, quality built-in with shelves, lower cabinets and a perfect spot for your television.
- 4-piece bath with soaker tub
- Large closets
- Laminate floors throughout
- Utility room with plenty of additional storage

Bedrooms: 3	Baths: 2 (1x4 Piece on Second Floor) (1x4 Piece in Lower Level)	Possession: 60 Days/TBA
Parking: Detached garage off wide mutual drive and parking for 1 car		Square feet: 2080 sq ft (including lower level)
2016 Approx. Annual Expenses:	Taxes: \$4900.00	Hydro: \$3100.00
	Heating/Gas: \$1400.00	Water/Waste: \$900.00
		Insurance: \$1200.00
Inclusions: Stainless steel: Fridge, gas stove, microwave and dishwasher; washer, dryer, window coverings, light fixtures, basement storage shelf, hot water tank (owned), furnace (owned). Lease to own ductless air conditioning unit is \$84.74/month 7 year rental with value declining at 7% per year. Buyout today is \$6500 (buyer to assume).		

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Bustling Runnymede-Bloor West Village!

You could not ask for a better location! Evans Avenue is a quiet, sought-after enclave in the heart of the action, just south of Annette Street, east of Jane and north of Bloor Street.

The street has many families with young and school-aged children. Neighbours are friendly and helpful. A safe, fun-filled community with kids playing road hockey, learning to ride their bikes or just out for a walk with the dog!

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.

Prepare 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 is close by with all it's 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. You'll love the Annette Village Farmer's Market, Patisserie 27 (best croissants in town) the Mad Mexican, COCO, Queen Margherita Pizza, Butcher by Nature, Buddha Pie, and the list goes on. Nearby Dundas West allows easy access to big box shops, Loblaws and the LCBO.

The Stockyards Super Centre is a prime West Toronto retail destination with over 50 retail shops and various restaurants at Keele and St. Clair Avenue West.

Hop on the bus or enjoy a quick 15 minute walk to the Jane Subway station and get your Fitbit steps in.

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

Located in the highly rated Runnymede Jr. & Sr. P.S & Humberside Collegiate school districts, plus St. Pius which all attract many families to this neighbourhood. Children can walk safely to school!

Plenty of plush parks surround! Lots of great local recreation! 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.

The Annette Recreation Centre has an indoor swimming pool, gymnasium and a baseball diamond. A little bit east is the Annette Street Public Library which offers programs for adults, children, and preschoolers.

Upgrades & Improvements

2016 ~ Air conditioning unit (Comfort-Aire 12,000 BTU Mini Split)

2015 ~ Toto toilet
~ Replaced washer and dryer

2013 ~ Full glass panel premium Andersen storm door installed

2011 ~ Re-shingled roof and replaced chimney

2009 ~ Finished and waterproofed basement
~ Added 4-piece bathroom

2008 ~ Furnace

2006 ~ Updated water main to street

