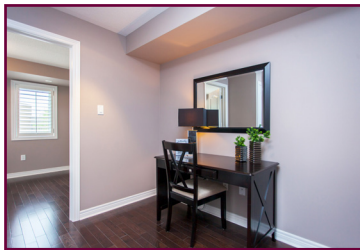


1864 Lake Shore Blvd Superior Beach Location



Check out the YouTube video at www.LovelyTorontoHomes.com

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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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Picture Perfect "Painted Lady"

The uniquely fun & bright coloured "Painted Lady" development sits on the former Greenwood racetrack site just steps to the beach, boardwalk & funky shops of Queen Street East!

This large collection of heritage inspired, custom built homes include a variety of detached, semi-detached & gorgeous town homes! Great community spirit and friendly neighbours will be one of the things the sellers will miss the most!

Prepare to fall in love from the moment you enter this renovated truly "one of a kind" home complete with 3 bedrooms, home office/den, family room, 3 baths and 2 car garage.

Over 2700 square feet of divine living space with only the finest of finishes, fixtures and modern décor throughout all 3 levels!

Highlights & Features Inside & Out Include:

- **Pristine, rich dark coloured hardwood flooring & halogen pot lighting** throughout.
- **Elegant & spacious living room with a walk-out to a private balcony.** Sit back and enjoy a quiet morning coffee or a glass of wine.
- **Sun-filled dining room!** Hardwood floors & clothes closet. **Double French doors that lead out to the serenity of the very private back patio & garage!** Convenient for bringing all your groceries into the kitchen.
- **Deluxe gourmet kitchen** will be a delight to cook up all your favourite meals while hosting friends & family! **High end stainless steel appliances with "must have" gas stove, granite counters, marble backsplash, custom cabinetry and breakfast bar with built-in wine rack.**
- **The grand family room** will easily fit all of your large furniture, artwork & then some. Excellent space for big family gatherings.
- **Main floor 2 piece powder room is a definite bonus!**
- **The second floor has 2 large bedrooms located on opposite sides of the house for optimal privacy.**
- **The 2nd bedroom** overlooking the front is **flooded with natural light from the large picture windows**, double closet and hardwood floors.
- **The 3rd bedroom**, facing the back, **has a huge walk-in closet & double French doors.**
- **Open concept home office/den** on the 2nd floor.
- **4 piece family bath**

• **Superb 3rd floor master oasis!** Expansive bedroom with 14' Cathedral ceilings, walk-in custom closet by California closets and balcony boasting spectacular views of the lake. The 5 piece luxurious ensuite bath has a Jacuzzi style soaker tub, glass enclosed shower, His & Hers sinks and a walk-out to an additional balcony with separate storage area. Sunday mornings never felt better for relaxation and just doing nothing!

• **Ample closet and storage space on all levels.**

• **Garage with a rare 2 car hydraulic parking system!** Serious cool factor here! A parking system that is a mechanical device multiplying parking capacity powered by hydraulic pumps that move vehicles into a storage position. Awesome!

• **No neighbours directly across from you!**

Superior Location of the Beach!

You can't get any better than this location! Just steps to The Beach and the Boardwalk you will love all this fantastic location has to offer just in time for summer! The Beach looks and feels more like a lakeside resort town, than a big city neighbourhood. In the summertime, thousands of Torontonians and tourists flock to The Beach to walk on The Boardwalk, exercise along the Martin Goodman Trail, relax by the water, or shop and dine at the colourful stores and restaurants along Queen Street.

The Beach has the greatest variety of architectural house styles of any Toronto neighbourhood accentuated by the tree-lined streets that wind their way down to the lake.

The social centre of The Beach neighbourhood is Kew Gardens, which hosts many annual events including a Christmas tree and Menorah lighting festival, the Jazz festival & an Arts and Crafts show.

A shopper's delight! Queen Street is the most commercial of The Beach shopping districts. Many of these stores & restaurants have a beach motif that caters to the tourist trade. The shops on Kingston Road also have a beach flavour, attracting more of the local clientele.

The Beaches' most famous landmark is The Boardwalk. The Boardwalk is skirted by the Martin Goodman Trail which spans the city's waterfront from The Beach to the Humber River.

Great school district is a popular drawing card for many families! Kew Beach Jr P.S., Bowmore Road Jr & Sr P.S., Monarch Park Collegiate & Danforth Collegiate & Technical Institute as well as many private, alternative and Catholic Schools nearby.

Plenty of local parks! Ashbridge's Bay Park is an awesome spot for family picnics & paddle boarding. A popular well known spot for beach volleyball! Glen Stewart Park off Queen Street has a picturesque ravine and nature trail. Donald Summerville Pool at the foot of Woodbine Avenue overlooks the lake and includes an Olympic size pool, a diving pool and a children's pool.

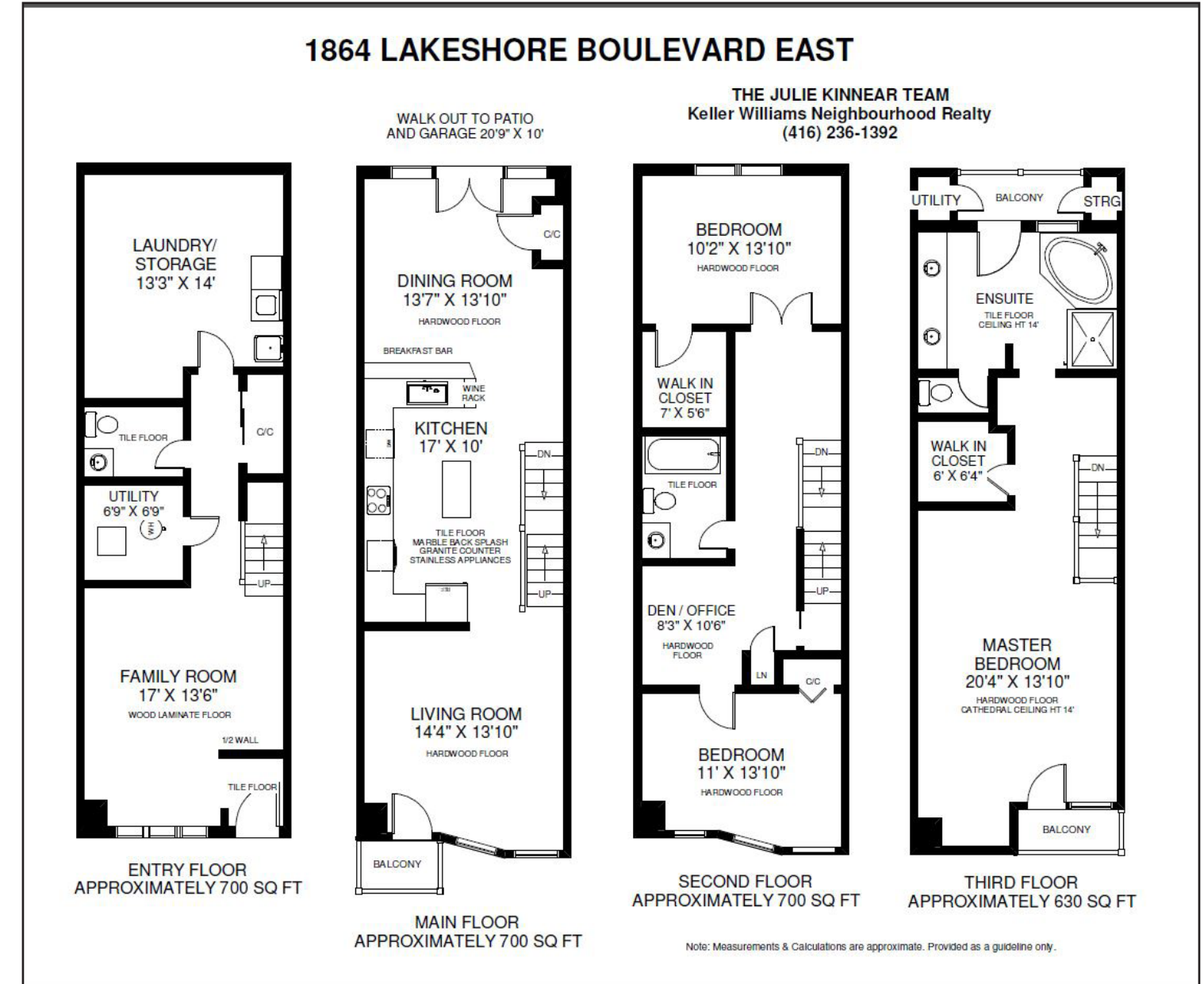
Kew Gardens has one of Toronto's most active tennis programs with 10 flood lit courts. This park also has a baseball diamond, an artificial ice rink, children's playground, wading pool & a concert bandstand. The Beach Branch of the Toronto Public Library is right next to Kew Gardens, off Queen Street.

Well served by public transit system! There are bus or streetcar routes along Queen Street, Kingston Road, Gerrard Street, Victoria Park Avenue, Main Street, and Woodbine Avenue. All these surface routes connect to Toronto's rapid transit lines and subway stations.

Motorists have the convenience of being in and out of the city in mere minutes via the Don Valley Expressway, the Gardiner Expressway, Lake Shore Boulevard.

Upgrades & Improvements

- 2014 ~ Hardwood stairs & flooring on the 2nd and 3rd floors
- 2013 ~ Laminate floors in entry level
- 2010 ~ New kitchen appliances



Bedrooms: 3 + Den	Baths: 3 (1x2 Piece Ground Level) (1x4 2nd Floor) (1x5 Piece 3rd Floor)	Possession: 60 Days/TBA
Parking: Detached 2 car garage off the back laneway	Approx Sq. Ft: 2730	Lot Size: 14.77 x 105.08
Annual Expenses for 2013: Taxes: \$6100.00 Hydro: \$1050.00 Heating/Gas: 820.00 Water: \$550.00 Insurance: \$1020.00 Alarm: \$450.00		
Inclusions: Stainless steel fridge, built-in wall oven & microwave convection oven, built-in dishwasher, wine rack, gas stove & exhaust hood, electric light fixtures, window coverings, alarm system (buyer to assume monitoring contract), hot water tank (rental).		

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