



Check out the YouTube video at www.LovelyTorontoHomes.com

Julie Kinnear, Jennifer Palacios,
Holly Chandler & Tyler Delaney Sales Representatives
Office 416.762.8255 Direct 416.762.5949
julie@juliekinnear.com • www.juliekinnear.com

The Julie Kinnear Team
Top 1% in Canada - by referral only™

Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



ROYAL LePAGE
Royal LePage Real Estate Services Ltd., Brokerage



21 Wright Avenue, Toronto



Julie Kinnear, Jennifer Palacios,
Holly Chandler & Tyler Delaney Sales Representatives
Office 416.762.8255 Direct 416.762.5949
julie@juliekinnear.com • www.juliekinnear.com

The Julie Kinnear Team
Top 1% in Canada - by referral only™

Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



21 Wright Avenue, Toronto

Check out the YouTube video at www.LovelyTorontoHomes.com

Spacious Semi in Prime Roncesvalles!

- Set on a beautiful sunny south facing lot on a quiet tree-lined block literally steps to Sorauren Park!
- Recently updated solid 3 bedroom, 2 full bath family home with finished basement and parking offers comfortable living space throughout. **No knob & tube wiring!**
- Relax on the intimate and private front porch to enjoy the scenery & a morning coffee.
- Extra tall ceilings on the main floor – open concept living room, warm wood flooring, exposed brick & large dining room for hosting family & friends.
- Charming updated country style eat-in kitchen is where all the parties end up! Tremendous amount of storage space including a large walk-in pantry!
- Two entrances to the basement from kitchen, and walk-out to the back deck and gardens!
- The second floor incorporates original character with 3 good sized bedrooms PLUS sun-room/home office perched in the trees and a renovated 4 piece family bath.
- Finished very dry lower level with separate entrance includes large recreation/play room and 4 piece bath. Ideal for kids, teenagers getaway, or nanny/in-law suite.
- Mature landscaped front and back gardens will entice the green thumb!
- The fully fenced secluded oasis rear yard features a pretty cedar deck just in time for barbecue season! Easy for kids and dogs safety.
- Detached 1 car garage via back laneway, with electric door opener!
- Prime location on a quiet friendly street to live and raise your family in – complete with annual neighbourhood lane party! Close to shopping, parks and mouth-watering restaurants, and schools.

Hip Roncesvalles Village!

- Enjoy the tree-lined streets and the mix of ages & diverse backgrounds of the residents that enchant and delight all those who live here!
- Roncesvalles Avenue underwent years of construction to establish a show piece pedestrian/eco friendly boulevard a pioneering example for Toronto for safe TTC access and a thriving green space on a main city street. There is an active area association working hard with the City to continually enhance the community.
- Shopping a plenty! Variety of chic restaurants and gourmet stores rub elbows with traditional Polish delis, coffee shops, professional and personal care services, family businesses, churches & schools.
- Stroll to such neighbourhood mainstays as Mitzit's Cafe, Qi Natural Foods, Scooter Girl, Dresser's, Pollocks Home Hardware, as well as Cherry Bomb, Rowe Farm, Revue Theatre, Fetch, The Chocolateria, Mabel's, Hugh's Room and Sobeys (conveniently open till midnight!) and much more! Enjoy the highly touted new restaurants like Hopgoods Foodliner, Barque Smokehouse, Ace Restaurant & The Westerley! There is plenty of cool restaurants & shops on Queen West within reach as well.
- Easy access to large scale stores near Dundas/Bloor including Loblaws, LCBO & Shoppers Drug Mart. Attention St. Joseph's Hospital workers! You are only a few blocks away.
- Attention families, dog owners & nature enthusiasts! The entrance to the young children's playground on the south west corner of Sorauren & Wabash is just a few doors down the street!
- Sorauren Park is the neighbourhood gathering spot for kids play, tennis, soccer league, Monday's Farmer's Market, an official enclosed off-leash dog area, the pumpkin patch after Halloween, an outdoor skating rink plus the Wabash Centre & future Town Square.

- Fans of the great outdoors will appreciate proximity High Park & the 399 acres of public parkland including an outdoor theatre, playgrounds, local zoo picnic grounds, lengthy off-leash areas, flower gardens a historic museum, and plenty of sports options. Walk to Lake Ontario to cycle, blade, run or walk along The Martin Goodman Trail.
- Nearby desirable neighbourhood schools attracts many families with children– Fern Avenue Jr & Sr PS, St. Vincent De Paul Separate School, Parkdale Collegiate, High Park Alternative Jr., High Park Gardens Montessori School to name a few.
- Go Green! The Dundas West subway station right beside the GO train station is easily reached by walk or streetcar. The Queen or King via Roncesvalles and Dundas streetcars are frequent service.
- Get in and out of the city in minutes with easy access to Lakeshore Boulevard West and the Gardiner.

A Classic Charmer!

- The perfect home for young families or professional couples! This is a special opportunity to own this solid very spacious 2 storey home in the heart of one of the city's trendiest neighbourhoods.
- Very pretty curb appeal with picturesque front & back gardens and large covered front porch.

Main Floor

Living Room

- Open Concept
- Exposed brick accent wall
- Decorative fireplace
- Refinished parquet floors
- Picture window

Dining Room

- Large bay windows
- Double French doors
- Refinished parquet floors

Eat-in Kitchen

- Huge walk-in pantry
- Wainscotting
- Pretty tiled backsplash
- Ample cupboard space
- Marmoleum floor
- Walk-out to back deck

Second Floor

- Large linen closet.

Master Bedroom

- His & Hers closets
- Bay windows w/ built-in storage
- Hardwood floors
- Ceiling fan

Upgrades & Improvements!

Replaced all appliances from 2005-2012

- 2013 ~ New ceiling in lower level recreation room
- 2013 ~ Replaced carpet in sun room, basement stairs, porch & laundry room
- 2013 ~ Re-finished the floors on main level
- 2013 ~ New siding on back of house
- 2013 ~ Freshly painted main areas of house

Second Bedroom

- Walk thru to the sunroom
- Hardwood floors

Sun-Room

- Natural light from windows on 3 sides
- Home office or extra reading room

Third Bedroom

- Deep closet
- Broadloom

Renovated 4 Piece Family Bath

- Wainscotting
- Custom vanity & medicine cabinet
- Soaker tub
- Tiled floor
- Window for ventilation
- Decorative glass block window

Lower Level

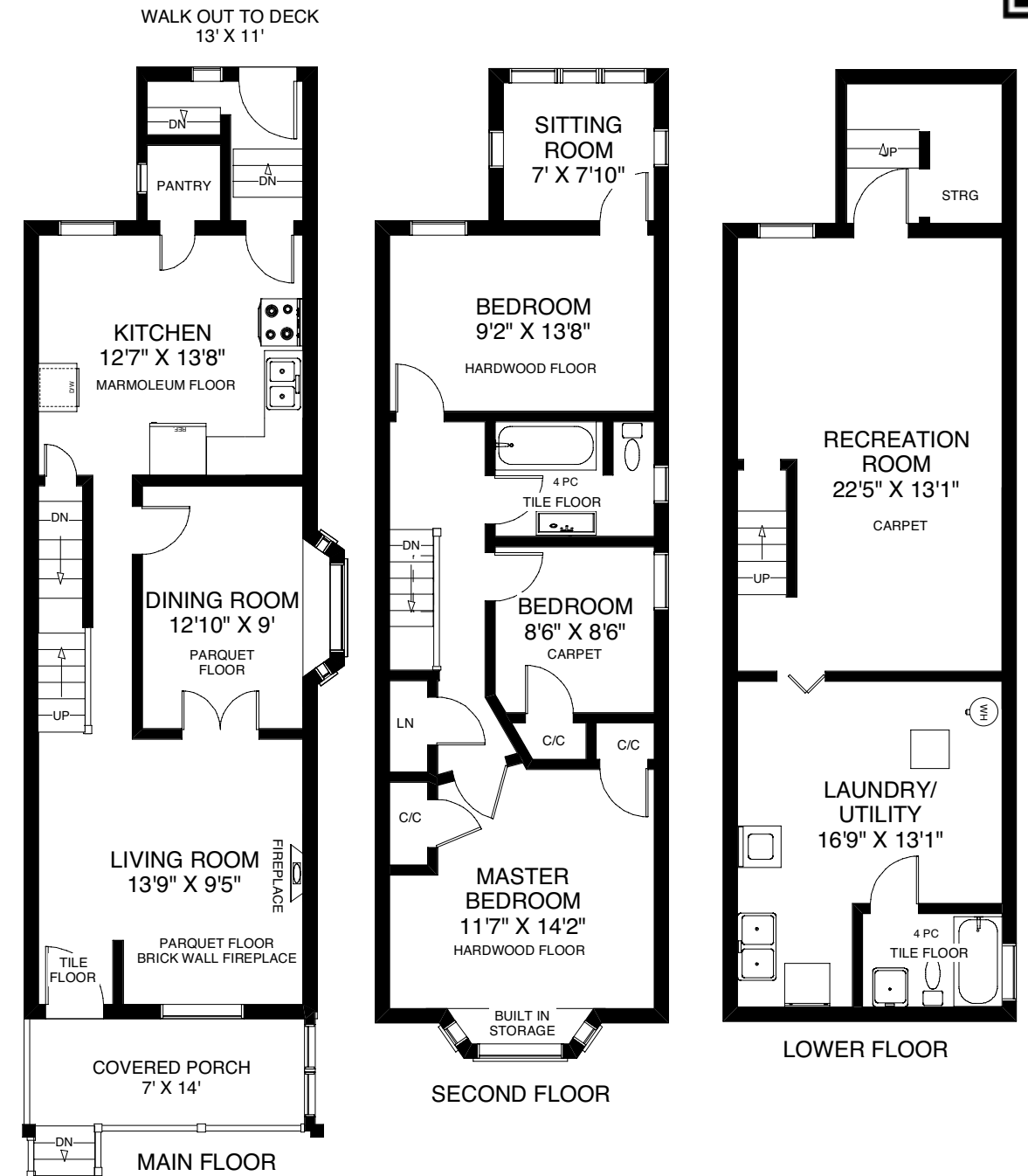
- Open concept sizeable recreation room
- Updated 4 piece bath
- Laundry Room
- Abundance Of Storage Space

2012 ~ Landscaping of front and back garden

- 2012 ~ Replaced water heater
- 2010 ~ Updated bathroom & kitchen
- 2009 ~ Replaced fence in backyard
- 2009 ~ Built cedar deck in back
- 2008 ~ Re-shingled garage roof and wood siding

21 Wright Avenue, Toronto

Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.



Taxes 2012: \$3462.00	Approx Sq Ft. 2140 (includes lower level)	Possession: 60 days / TBA	Bedrooms: 3
#Baths: 2	Parking: Detached 1 car garage off back laneway	Lot size: 16.50 x 120.00	
Approximate Annual Expenses 2012: Hydro: \$1000.00 Heating/Gas: \$950.00 Water: \$600.00 Insurance: \$900.00			
Inclusions: Stainless steel fridge, stove, built-in dishwasher (2012), washer, dryer, all electric light fixtures, all window coverings, hot water tank (rental), broadloom where laid, ceilings fans.			

Julie Kinnear, Jennifer Palacios,
Holly Chandler & Tyler Delaney Sales Representatives

Office 416.762.8255 Direct 416.762.5949
julie@juliekinneer.com • www.juliekinneer.com

The Julie Kinnear Team
Top 1% in Canada - by referral only™

Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. 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.

