

Check out the YouTube video at www.LovelyTorontoHomes.com

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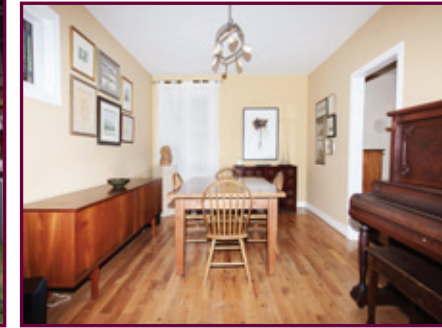
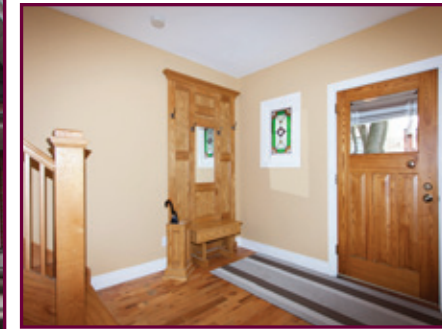
The Julie Kinnear Team
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Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



ROYAL LEPAGE
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**222 Pacific Avenue,
Toronto**



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Spacious Family Home in High Park!

- Classic High Park detached brick 2 ½ storey home on highly sought after Pacific Avenue!
- Gorgeous 25 x 159 extra deep lot!
- Wonderful blend of original charm & character with significant recent renovations & mechanical upgrades.

The main floor boasts:

- Dramatic ceiling height & impressive principal rooms
 - Rare Powder room
 - Gas fireplace with exposed brick surround
 - Stained glass windows & hardwood floors
 - Updated kitchen with stainless steel appliances & convenient pantry
 - Walk out to back patio
- Plenty of space on all 4 levels! Enjoy 4 bedrooms, additional dressing room/home office, and large third floor loft/family room, 3 baths!
 - Fully finished lower level with separate entrance would be an ideal in-law/nanny's suite or play room.
 - Mechanical upgrades including no knob & tube, copper plumbing with good water pressure from upgraded 1" incoming supply, solid structurally, quality thermopane windows, forced air gas furnace and central air conditioning.
 - Extensively landscaped gardens front & back! Lush 159 foot garden is so private you will feel like you are not even in the city! Large brick back patio makes entertaining a delight!
 - Wonderful family friendly pocket of High Park! Nearby an array of highly regarded schools including HumberSide Collegiate. Enjoy shops & restaurants of Bloor West & The Junction! Steps to children's playgrounds & glorious High Park! Walk to Keele or High Park Subway stations!

Picturesque High Park!

- Conveniently located just west of Keele, south of HumberSide and north of Bloor Street West! Situated on a quiet pretty tree-lined street in one of Toronto's most popular neighbourhoods!
- Just 2 blocks to famed High Park with its 399 acres of public parkland including off-leash dog trails, hiking trails, outdoor theatre, zoo, tennis, hockey, baseball, picnic grounds, flower gardens & historic museum.
- Explore the bonanza of nearby recreation sites by bike or on foot: Lithuania Park for little ones (splash pad, tobogganing, Jungle Jim & soccer/baseball fields), Keele Community Centre with swimming pool, the Waterfront Trail (Part of the extensive Martin Goodman Trail along Lake Ontario), and the Western Railpath that is a safe bike path to downtown!
- Desirable school district! The all important HumberSide Collegiate catchment – plus a variety of other quality schools including Runnymede Jr. & Sr. P.S., Keele St. Jr., Mountview Alternative Jr., High Park Alternative Jr., High Park Gardens Montessori School, Bishop Morrocco/Thomas Merton Catholic S.S., Western Technical-Commercial School.
- Shopping could not get any better! Steps to nearby trendy independent Junction shops and restaurants including a variety of farmer's market and street festivals. Convenience on Bloor @ Keele, as well as the big box stores up Keele by St. Clair. Pacific is situated near two of Toronto's most popular destinations with European ambience: Roncesvalles Village and Bloor West Village shopping district features many specialty shops, fruit markets, European delis/bakeries and fantastic restaurants. You can walk to all your grocery shopping.
- Go green - lots of TTC and public transit routes connecting via Keele or High Park station on Bloor Street subway line. Alternatively bike downtown or around the neighbourhood. Go Station only a few blocks east @ Dundas West!
- Driving is a quick trip downtown or out of town via Hwy 400, Gardiner, QEW and the Airport.

Family Friendly Home Details!

- Set on a quiet neighbourhood street, this is a great move up "forever home" with large space in one of the best blocks of High Park north of Bloor!
- Attractive curb appeal includes wide front steps to the pretty covered rebuilt front porch, original stained glass window, flagstone pathway and lush gardens. Enjoy coffee & conversation with friends and neighbours.
- Bonus of large welcoming foyer with built in oak coat rack. Soaring ceilings on main floor with impressive principal rooms and charming pine wood floors throughout!
- Open concept living room with gas fireplace and custom mantle with exposed red brick surround. Picture window lets in lots of natural light.
- Dining room combined with the living room creates great flow for large family dinners and gatherings. Lots of room for a piano!
- Convenient access to the kitchen, gorgeous matching stained glass window and picture window drenches the room with sunlight.
- Upgraded kitchen with stainless steel appliances, white modern cabinetry and ample counter space plus helpful additional pantry off the back mud room with a walk-out to the back garden!
- Rare main floor 2 piece powder room with pedestal sink and hardwood floors is tucked away and well located for entertaining.
- The 2nd floor master bedroom features a cool brick accent wall, deep closet and broadloom over hardwood floors.
- The 2nd and 3rd bedrooms both with large closets, broadloom over hardwood and picture windows are adjacent.
- Additional dressing room with extensive custom built-in wardrobe shelves and closets (could easily be removed if desired), glass block accent window, 2 picture windows and broadloom. Could work as a home office or nursery as well!
- Oversized renovated 4 piece family bath with granite counters and tiled floors.
- Large sunny third floor offers a flexible configuration and endless opportunities to customize the space. Teenagers dream hideaway or create a master bedroom retreat!
- Was originally 2 large bedrooms, currently 1 bedroom plus family room with deep double storage closets with built-ins. Large skylight flows light to 2nd level and cosy broadloom.
- Just off the main room is the bedroom another well proportioned room with broadloom and a large picture window!
- Fully finished lower level with separate entrance, new carpeting and good ceiling height! Well laid out to have a separate in-law/nanny suite or grown children separate space or possibly convert to rental with plumbing roughed-in for kitchen.
- Oversized recreation/play room, double storage closet, plus renovated 3 piece bath with an enclosed shower, pedestal sink and tiled floor. Walk-out to the back yard.
- Open office area, or kid's toy storage, plus area for sport equipment or book shelves at bottom of the stairs from kitchen.
- Separate laundry room with quality new front load washer & dryer completes this level. No lack of space to store all your families "stuff".
- Gorgeous gardens front & back. Front yard is professionally landscaped with an inground irrigation system! Additional flagstone patio at rear of yard and gardening shed for all your supplies, and tools.

Upgrades & Improvements!

- Quality stainless steel dishwasher & front loader washer/dryer new in 2013
- Professionally landscaped front garden, flagstone walkway, automatic inground irrigation system (set on a timer to conveniently water the garden nightly)
- Rebuilt front porch & 2012 brick patio in the back
- New wall to wall carpeting in the lower level
- 2nd floor bathroom
- Mechanical upgrades: no knob & tube, copper plumbing with good water pressure from upgraded 1" incoming supply, structurally solid, quality thermopane windows, forced air gas furnace and central air conditioning.

222 Pacific 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 2013: \$5,052.56	Approx Sq Ft.: 2860 square feet (includes the lower level)	Possession: 60 Days/TBA	Bedrooms: 4+1
#Baths: 3	Parking: Street permit parking (buyer to confirm with the city)	Lot size: 25 x 159 Feet	
Inclusions: Stainless steel: fridge, stove & built-in dishwasher, new washer & dryer, electric light fixtures, broadloom where laid, window coverings, garden shed.			
Exclusions: Blue silk drapes in front bedroom			

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