



23 Kennedy Park Rd

Bloor West Village!



Check out the YouTube video at www.LovelyTorontoHomes.com

Julie Kinnear*, Jennifer Palacios*,
Holly Chandler* & Tyler Delaney* Sales Representative*

Office 416.236.1392 Direct 416.762.5949

julie@juliekinneer.com ♦ www.juliekinneer.com

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Guiding you home



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23 Kennedy Park Road, Toronto

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Prime Bloor West Village Family Home!

Beautifully renovated 4 bedroom centre hall complete with a separate basement suite!

Enjoy the exceptional size and elegant style. Renovated to create a great flow for entertaining and daily family life! Remodelled kitchen, impeccable wood work and trim, 4 + 1 large bedrooms, 2 kitchens and 3 bathrooms!

Original character and classic integrity combines with numerous modern upgrades! Well-appointed large principal rooms! Well thought out double bathroom and 2nd floor laundry, master bedroom semi-ensuite — **3000 square feet of superb living space** (including basement), and **set on an extra wide 43 x 100 foot ravine lot.**

The expansive fully finished lower level suite functions well for a live-in nanny, in-law suite or income potential for an ideal mortgage helper! Great space to use recreationally as well, the choice is yours.

Detached 1 car garage and rare private drive offers parking for 2 cars. Numerous worry free mechanical upgrades throughout! Pretty curb appeal and spacious back yard with deck, play area and privacy.

Located in a premium location in Bloor West Village! Across the street from Kennedy Margdon Parkette and literally a 5 minute walk to Runnymede Subway Station & Bloor Street shops. Located in the popular Runnymede Jr & Sr Public School and HumberSide school catchment!

Attention growing families looking to find your forever home!

More Details to Appreciate!

- Handsome brick exterior façade and landscaped front path and gardens

- Enter into the gracious front foyer with double door entry and wainscoting

- Charm abounds with original exposed natural wood trim and mouldings, and hardwood floors throughout

- Sun-filled enormous living room/ family room features an inviting wood-burning fireplace & mantle, double French doors and large bay windows facing the yard

- Elegant dining room will host your largest of family gatherings with panache! Wainscoting and a large bay window overlooks the front yard

- The main floor renovations include the much preferred large open concept kitchen overlooking the dining room

- This custom kitchen is on every cook's wish list!
 - Large "peninsula" with breakfast bar and granite counters, stainless steel kitchen appliances
 - The breakfast room with plenty of pantry space, desk space and sliding glass doors that lead out to the back deck and yard

- Relax in the quiet ravine property setting with fully fenced rear yard, and plenty of seating areas that are great for barbecuing, dog & kids play or parties all summer long. No neighbours behind adds to the privacy

- The 2nd floor incorporates 4 generous sized bedrooms with custom built-in wardrobes in each room, hardwood floors, and pretty picture windows

- Master with semi-ensuite private access to the bathroom.

- 4 piece renovated family bath includes quartz counters, marble surround and laundry area nicely tucked behind closed closet doors

- 2 piece powder room is an added bonus for every busy family

- Remarkable fully finished lower level apartment with 1025 square feet and good ceiling height - renovated in 2011
 - Separate side door entrance makes this a perfect in-law suite, rental income or nanny's apartment
 - Perfect for growing tweens
 - Large living room and open dining area with a closet
 - Very spacious open concept kitchen
 - Good-sized bedroom with a walk-in closet
 - Fabulous 3 piece bathroom with oversized shower and slate floors
 - Laminate floors throughout
 - Separate laundry & utility room plus HUGE storage room with built-in shelving

Upgrades & Improvements

2016 ~ New windows on all 2nd floor bedrooms, living & dining rooms
- Ravine retaining wall repair & reinforcement & design - home is in the middle of permitting and completion with structural designer

2014 ~ Re-shingled & vented roof
~ Landscaped front yard
~ Improved water main to street

2013 ~ Renovated both 2nd floor bathrooms and laundry area
~ Space Pak air conditioning installed

2012 ~ Installed built-in wardrobes in all bedrooms

2011 ~ Finished basement apartment
~ Furnace

2010 ~ Kitchen renovation

Bloor West Village!

You could not ask for a better location! Kennedy Park Road is a sought after enclave in the heart of the action, just north of Bloor and east of Runnymede.

Inside intel from the seller: Kennedy Park Road has many families with young and school-aged children. Neighbours are very friendly and helpful. Kids often join in spontaneous play at Kennedy Margdon Parkette. The neighbourhood organizes an annual street party. We participated in weekly community dinners in the park for almost 6 years, organized with varying neighbours with young children (between 3 and 7 families). 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.

Go Green! A quick 5 minute walk to the Runnymede subway station connects you along the Bloor-Danforth & Yonge subway lines. A bonus for all occasions, especially daily commute.

Drivers will find the 15 minute drive downtown convenient with both the Gardiner and Lakeshore Blvd a few minutes away. Pearson Airport & 400 series highways are easily accessible from this location.

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!

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.

Plenty of public parks & green space surround! For fitness & nature enthusiasts there are many options including High Park & Grenadier Pond - the city's largest green space literally around the corner, and the Martin Goodman Trail along Lake Ontario.

Bedrooms: 4 + 1	Baths: 3 (1 x 4 Piece on 2nd Floor) (1 x 2 Piece on 2nd Floor) (1 x 3 Piece in Lower Level)	Kitchens: 1 + 1
Approx Sq. Ft: 3000 sf (includes the lower level)	Possession: 60 Days/TBA	Lot Size: 43.00 x 100.00 Feet
Approximate 2016 Annual Expenses: Taxes: \$7437.00	Hydro: \$3300.00	Heat/Gas: \$857.00
	Water/Waste: \$900.00	
Inclusions: Stainless steel: Fridge, stove, built-in dishwasher, microwave & exhaust hood on the main floor kitchen, fridge, stove, dishwasher & microwave in the lower level kitchen, electric light fixtures, window coverings, 2 sets of washer and dryers.		
Exclusions: All personal items belonging to the tenant		
Rent: \$1400.00/month (includes all utilities) on a month to month basis		
Parking: Detached 1 car garage and private drive, parking for 2 cars		

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