



234 Keele Street High Park



Check out the YouTube video at www.LovelyTorontoHomes.com

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

Office 416.236.1392 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



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

Office 416.236.1392 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



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.

234 Keele Street, Toronto

Check out the YouTube video at
www.LovelyTorontoHomes.com

Spacious High Park Home!

Steps to the Park & Subway! This original 4 bedroom family home with separate entrance to nanny/ in-law suite makes a wonderful family home or excellent investment property. Currently 3 kitchens, 4 full bathrooms – well designed & renovated to convert to either use.

This bright & updated 2 storey detached High Park home oozes character and charm with plenty of living space on all 3 levels. Perched up on the hillside – nicely away from street. Party-sized deck and beautiful back garden will make entertaining a delight!

Looking for an investment opportunity? Currently set up with separate 3 living spaces. Potential to live in one unit while gaining rental income from the others. Looking to buy with a friend or family member and have ample living space all to yourself? Many options for a savvy buyer/investor!

Wonderful child friendly pocket of High Park! Located in the catchment of an array of highly regarded schools including the coveted HumberSide Collegiate! Enjoy the shops & restaurants of Bloor West, The Junction! Walk to the subway, Park Lavinia playgrounds & glorious High Park!

Main Floor

880 square feet of welcoming space

- Large double door entry leads into the spacious front foyer
- Inviting living room with a large bay window (could convert to bedroom if using as separate suites), wood-burning fireplace and mantle, double French doors (hardwood underneath the carpet).
- Sizable dining/family room for entertaining. Sliding glass doors walk-out to the west facing deck and yard. Windows fill the room with lots of natural light.
- Kitchen has a pass through to the sun-filled breakfast room with sliding doors that lead out to the deck & yard.
- 3 piece bath & laundry

Second Floor Suite

880 square feet of bright and airy living

- Originally 4 bedrooms – now versatile space
- Enormous master retreat with own updated 4 piece ensuite
- Open and ample-sized kitchen with double French doors, built-in desk and bar area
- Gracious living room overlooking the dining area with a walk-out to a private balcony or could be 2 bedrooms.
- 4 piece updated family bath
- Hardwood floors through most of upper level.
- Plenty of closet space & access to attic

Lower Level

710 square feet – Separate entrance at rear for ideal in-law/nanny or potential rental suite!

- Open concept - spacious living/dining room
- Full size separate kitchen
- Large bedroom with 2 double closets
- 4 piece updated bath
- Updated laminate wood floors throughout and lots of closets
- Utility room

Picturesque High Park!

Conveniently located in the family friendly pocket south of HumberSide Ave, on the west side of Keele 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: Park Lithuania 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! Indian Road Crescent Jr. P.S., Annette Street Jr. & Sr. P.S., Keele St Jr. P.S. and the all important HumberSide Collegiate catchment – plus a variety of other quality schools including Mountview Alternative Jr., High Park Alternative Jr., High Park Gardens Montessori School, Bishop Morrocco/Thomas Merton Catholic S.S., and Western Technical-Commercial School.

Shopping with many options! Convenience on Bloor @ Keele, as well as the big box stores up Keele by St. Clair. This home is situated nearby some of Toronto's west end's most popular destinations: walk to bustling Bloor West Village, the trendy Junction and Roncesvalles Village for a plethora of fantastic restaurants, fruit markets, European delis/bakeries and specialty shops.

Go green – no need for a car with TTC right out your front door or just a 5 minute walk to the Keele Station connecting you to the Bloor-Yonge-University subway lines.

Driving is a quick trip downtown or out of town via Hwy 400, Gardiner, QEW and the Airport.

Upgrades & Improvements

- ~ 2012 Air conditioning
- ~ 2010 Furnace & roof

Bedrooms: 4 (2 currently being used as a living/dining room) Baths: 4 (1x3 Piece Main Floor) (2x4 Pieces 2nd Floor) (1x4 Piece Lower Level)
 Kitchens: 3 Parking: Street Permit Parking Approx Sq. Ft: 2470 (Includes lower level) Lot Size: 28.67 x 107.79 Feet Possession: 60 Days/TBA

Approximate Annual Expenses 2013: Taxes \$3950.00 Hydro: \$1784.00 Water: \$446.00 Heat/Gas: \$1064.00 Insurance: \$1000.00

Rents: \$1005.00 (2nd floor) \$950.00 (Basement) Main & front 2nd floor is owner occupied. All tenants are on a month to month basis, with basement moving soon.

Inclusions: All kitchen appliances, electric light fixtures, window coverings, hot water tank (rental).

Exclude: Washer/dryer and all personal items belonging to the tenants.

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

Office 416.236.1392 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



234 KEELE STREET

THE JULIE KINNEAR TEAM
 Sales Representatives
 Keller Williams Neighbourhood Realty
 (416) 236-1392

