



## 2751 Dundas St. West Units A & B



Check out the YouTube video at [www.LovelyTorontoHomes.com](http://www.LovelyTorontoHomes.com)

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## Unique Opportunity in Prime Junction!

**Attention Singles/Couples** - Live in a cool, funky, loft-style 2 storey owners suite with extra income on 2nd floor! **Surprisingly quiet.** Entertain in style indoors or in the **fabulous back yard.**

**Attention Investors** - Commercial zoning for retail/office space with residential above! Major benefit of **2 self contained residential apartments with separate gas & hydro meters for each unit!**

**Located in the trendy and sought after Junction neighbourhood** - near Keele and Dundas, which keeps developing, and getting better and better! Enjoy amazing independent shops & restaurants, the Duke condos are nearly complete, and transit right out your front door!

It's not often that a **property like this comes on the market for sale that is totally move-in ready and offers so many options for today's savvy buyer!**

## More Details of the Two Units:

**Unit A~ 1320 square feet (main and lower level) "Owner's Suite"**

• **Double door entry** - space to hang coats before going right into unit. New laminate floor.

• Frosted glass window nook - no window coverings needed - with **creative storage space above. Perfect spot for keeping all your potted plants and flowers.** Front window is plexiglass & shatterproof - nice and quiet and low maintenance.

• Preferred **open concept - loft style living with soaring 10'7" ceilings** and dark stained floors. Bathed in natural light front to back.

• Plenty of space for oversized dining table, and sectional for TV nights.

• Ductless Air conditioning unit.

• **A true chef/catering kitchen with gas range!**  
◦ **Extra large custom centre island/breakfast bar with electrical outlets.**  
◦ Retro black and white tiled floors for easy cleanup.  
◦ **Vast pantry and a wall of built-in shelves** ready to store all your kitchen stuff plus!  
◦ Endless options for entertaining!

• **Den/home office** off the kitchen and a **walk-out to the tranquil covered back patio and yard.**

• Private fully enclosed, eclectic-style, landscaped yard with huge wisteria plant growing over the custom trellis is the perfect spot to unwind at the end of the day with a glass of wine.

• Plenty of space for dog & kids to play!

• **Wide parking for 1 car + motorcycle** (or even 2 small cars) off the tidy back laneway. Total bonus in this area!

• **Spacious master "suite" in lower level!**  
◦ **King-sized bedroom** with double **French doors** and hardwood floors.  
◦ **Dressing room with oodles of custom built-ins.**  
◦ **Cozy 4 piece spa bath** with French doors, **claw-foot tub, separate shower** and built-in linen closet.  
◦ **Laundry closet** with full size machines including gas dryer.  
◦ Tons of storage space.  
◦ Utility room - **2 gas meters, 2 hydro meters, 2 furnaces, 2 hot water tanks.**

**Unit B~ 720 square foot 2nd floor apartment**

• **Large open concept living/dining room** with hardwood floors and large bay window.

• **Sun-filled kitchen off the back has a walk-out to a big party deck!** A peaceful spot for a morning cup of Joe. Sunny south facing, lots of opportunity to grow plants.

• **Bedroom** with hardwood floors.

• **3 piece bath with skylight** and brick accent wall.

• **Separate laundry closet.**

• **2 double closets plus pantry closet** off the kitchen.

• **Air conditioning.**

**Many options for a multitude of buyers:**

• Amazing live/work space.

• Rental investment property in a flourishing location.

• Live in one apartment and collect income from the 2nd.

• Siblings/friends can pool their money and live in their own space.

• Street frontage -looking to open a yoga studio, flower shop, bakery, dog groomer, hair salon? Enjoy the convenience of living upstairs while running your business below!

• **Potential to add on the back, or build 3rd floor on top!**

Currently used for residential, and **property taxes based on residential use**, with the benefit of sidewalk being professionally maintained by the city, and recycling and garbage pickup weekly!

Bedrooms: 2	Baths: 2 (1x4 Piece in Lower Level) (1x3 Piece on Second Floor)	Possession: 60 Days/TBA
Parking: 1 car parking off back laneway (could fit 2 small cars)	Lot Size: 14.50 x 110.00 Feet (newer survey available)	Square feet:2045 (includes both units)
2016 Approx. Annual Expenses:	Taxes: \$2490.47	Hydro: \$849.89
	Heating/Gas: \$631.55	Water/Waste: \$507.35
		Insurance: \$652.00
Rent: \$1250.00/month plus utilities for 2nd floor tenant with possibility to raise the rent for this great space as it will be vacant on closing Note: 2nd floor unit is individually metered		
Inclusions: 2 fridges (gas on the main floor), 2 stoves, 2 washers, 2 dryers (gas dryer in lower level), dishwasher on main floor, electric light fixtures, window coverings, ceiling fans & ductless AC units. Exclusions: All personal items belonging to the 2nd floor tenant, black wrought iron front door insert, 2 wrought iron trellises on the exterior wall of the back door and garden ornaments. Rental Items: Hot water tank		

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## Hip & Vibrant Junction!

Fantastic spot in a **premium pocket of the Junction!** Great mix of a cool urban location, yet proud community vibe.

Dundas West features the **funky Junction cafes, delicious restaurants, eclectic antique stores, independently owned shops & popular weekly farmer's market that runs from May to October.** Find convenient big box stores up on St Clair.

**Some neighbourhood favourite restaurants, cafes & stores include:** Al Pastor, Hole in the Wall, Wicked Samich, Roux, Honest Weight, Playa Cabana Cantina, Nodo, La Rev, craft breweries (Indie Ale House, Junction Brewery), and coffee shops (Kaffe Bar, Crema & Full Stop). **Cool shops** - Smash, Mjolk, Forever Interiors and Gerhard to name but a few!

Walk to the wonderful **family-run organic grocery store** on the corner of Keele and Dundas called **Ko**, as well as the ever expanding **Sweet Potato** and No Frills, artisanal cheese shop and organic butchers.

**New shops will be opening** when the Duke condos are finished this winter, as well as a new bakery opening on Dundas just east of Indian Grove.

Every September a five-block section of Dundas Street West, between Keele Street and Quebec Avenue, closes for the **Junction Arts Festival** a five-day jamboree of music. It drew over 260,000 people last year! There is also the Summer Solstice Festival & Night Market.

**Plenty of Green space!** Family/Dog friendly Baird Park on Indian Grove, Dundas-Watkinson Parkette across the street & Vine Avenue Parkette for nearby kids play, and a short distance from the ever so popular **High Park/Grenadier Pond.**

**Easy access to Lake Ontario & The Martin Goodman Trail. Close to the West Toronto Railpath for cyclists too!**

**Quality school district!** Indian Road Crescent Jr. P.S., The Early Years Centre, the highly rated **Annette Jr. & Sr. P.S with community centre attached & HumberSide Collegiate**, as well as and many Catholic, French & specialty schools all close by.

**Well served by the TTC.** Walk to **Dundas West subway station.** There are several bus lines along Dundas Street West, Dupont & Keele connecting passengers to the Dundas subway station via the Bloor/Danforth & Yonge lines, a short commute to the **GO train and UP Express to Pearson.**

**Motorists can be downtown or the Airport in short order.** Enjoy the convenience of being located **only minutes away from the Gardiner Expressway, QEW, 427 and the 401!**

## Upgrades & Improvments

~ Upper deck

~ Air conditioner for upper unit and ductless AC unit on main floor

~ Hardwood floors upstairs

~ Plexiglass shatterproof main floor front window

~ Built in doorways - new exterior front doors

