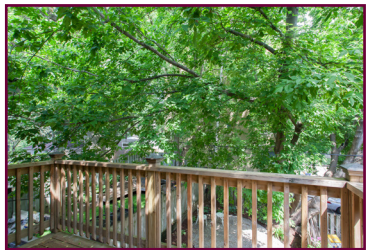




292 Garden Avenue High Park/Roncy Location



Check out the YouTube video at www.LovelyTorontoHomes.com

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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.

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292 Garden Avenue, Toronto

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Classic 2.5 Storey Semi!

Spacious & stylish 4 bedroom Edwardian family home, with fabulous cook's kitchen & overflowing with character & charm.

Many mechanical updates & improvements over the past few years. Bonus for the new owners = Basement waterproofed, 2 WETT certified wood burning fireplaces plus no knob & tube! Please see home inspection for detailed list.

Popular family friendly street with annual neighbourhood parties! One way street from Sunnyside with minimal through traffic!

Located in the highly desired High Park & Roncesvalles Village neighbourhood just steps to coveted Garden Avenue Public School!

An awesome community & warm environment in which to raise your family!

Perfect mix of modern comfort & beautiful original character with nothing left to do but move your furniture in!
• Attractive curb appeal includes a south facing large covered front porch to enjoy a mellow morning cup of coffee.

• Gracious living/dining rooms with an amazingly warm & comforting "real" wood-burning fireplace insert (WETT certified 2013!) & mantle with brick surround.

• Exposed brick accent wall leading up to the 2nd floor adds a definite "cool" factor to both levels & a great spot for art work.

• Hardwood floors, upgraded windows overlooking the front yard & a big bay window in the dining room fill the level with natural light.

• Completely renovated eat-in chef's kitchen! Sparkling granite counters, high end stainless steel appliances including a trendy industrial style Thermador gas range with grill for gourmet kitchen parties!

• Kiddie cornered built-in breakfast bar/desk, double French doors, halogen lighting, ample cupboard space.

• Walk-out to entertain all summer long on the back covered deck & inviting flagstone patio.

• Low maintenance private back yard with wrap around flower garden.

• Convenient outdoor shed for all your gardening tools & supplies.

• The second floor boasts 3 spacious bedrooms all with closets. Hardwood floors throughout and a linen closet.

• Oversized master bedroom to enjoy a good book by the real wood-burning fireplace (WETT certified 2013!) & decorative mantle. Large bay window.

• The back bedroom has a magical walk-out to a balcony up in the tree tops.

• 4 piece family bath features a desirable cast iron claw foot tub.

• Third level includes a large bedroom with built-in window seat, hardwood floors & closet. Perfect for spreading out a growing family, for use as family room, home office, workout space, dressing room or whatever you wish.

• Open concept lower level is an blank canvas with good ceiling height for your individual/families needs. Recreation/play room for the youngsters? Convenient rough in for a bathroom near the laundry area. Plenty of storage space.

Prime High Park/Roncesvalles

Location, location, location! Enjoy the tree-lined streets, the close proximity to everything you could ever want or need, the diversity of residents and strong community spirit. 292 Garden is in a prime spot in the heart of the "hood".

Roncesvalles Village has been voted one of the best neighbourhoods to live in Toronto. A short walk to glorious High Park, as well as all the fantastic shops, boutiques and mouth watering restaurants of Roncy & Parkdale! There is an active area association working hard with the City to continually enhance the community.

Public transit is easily accessible. Catch the streetcar on Roncesvalles Avenue or the streetcar on Queen or King Street, or take the subway or Go Train from Dundas Station. Get in and out of the city in minutes with easy access to Lakeshore Boulevard West and the Gardiner.

Roncesvalles Avenue underwent years of construction to establish a showpiece pedestrian/eco friendly boulevard; a pioneering example for Toronto for safe TTC access and a thriving green space on a main city street.

Stroll to such neighbourhood mainstays as Mitzi's Cafe, Qi Natural Foods, Scooter Girl, Dresser's, Pollocks Home Hardware, as well as Cherry Bomb, Lit, Rowe Farm, The Revue Theatre, Fetch, The Chocolateria, Mabel's, Hugh's Room and Sobeys and much more!

Nearby Sorauren Park has a fabulous Monday Farmer's Market. Enjoy the highly touted new restaurants like Barque Smokehouse, Ace Restaurant, Hoppood Foodliner & The Westerley!

Easy access to large scale stores near Dundas/Bloor including Loblaws, LCBO & Shoppers Drug Mart. Only a few blocks from the refurbished St. Joseph's Hospital!

Parents, dog owners and fans of the great outdoors will appreciate the proximity to High Park. The 400 acres of public parkland includes an outdoor theatre, playgrounds, local zoo, picnic grounds, massive dogs off-leash areas, flower gardens, an historic museum and plenty of sporting options. Walk to Lake Ontario to cycle, blade, run or walk along The Martin Goodman Trail.

Coveted neighbourhood schools attract many families with school age children – Garden Avenue P.S., Fern Avenue Jr & Sr PS, Parkdale Collegiate, High Park Alternative Jr., High Park Gardens Montessori School to name a few.

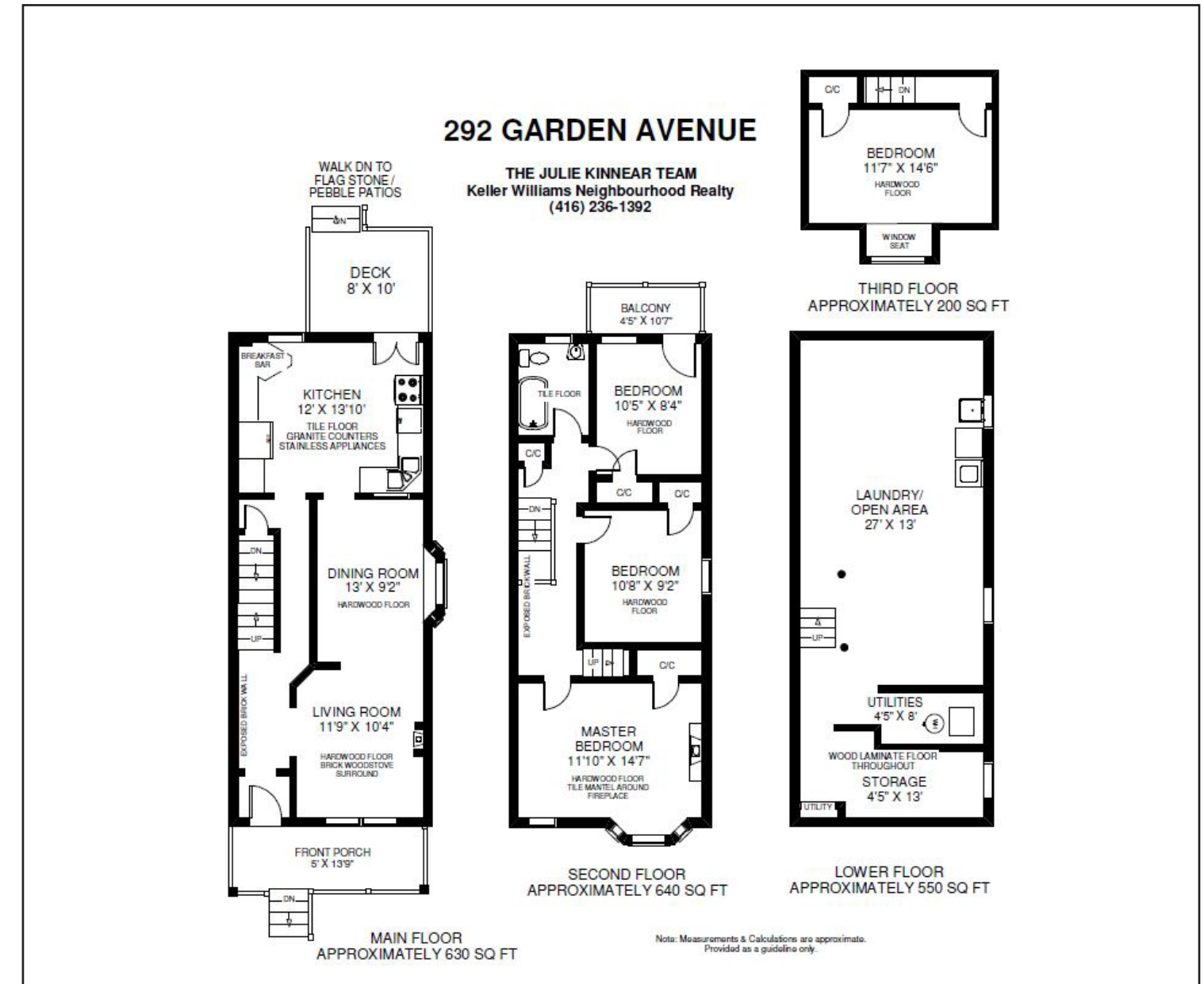
Upgrades & Improvements

2013 Fireplace/wood stove WETT certified (both fireplaces serviced) Chimney serviced

2014 New pebble stone/flagstone patio with wrap around flower bed garden. Freshly painted common rooms, front porch & steps. Power washed out back deck/balcony. Redirected downspouts to discharge above grade as per city by-law. Bathroom exhaust fan operable.

2012-2010 Basement waterproofed & under a 25 year warranty for service

2009-2008 Roof shingles



Bedrooms: 4 Baths: 1x4 on 2nd floor Possession: 90 Days/TBA Lot Size: 17.5 x 85 Feet Approx Sq. Ft: 1820 (Includes lower!)

Parking: Street permit parking available Annual Expenses for 2013: Taxes: \$4558.58 Hydro: \$800.00 Heating/Gas: \$1000.00 Water: \$300.00 Insurance: \$1500.00 Inclusions: Stainless steel fridge, Thermador gas range, grill & exhaust hood, built-in dishwasher, washer, dryer, electric light fixtures, window coverings, water filtration system, hot water tank (rental), alarm system (not currently monitored), outdoor shed.

Exclusions; Curtains in living room, kitchen island & wooden patio bar

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