



58 Sorauren Avenue, Toronto

Stylish & Spacious!

- **Appealing from within and without.** Charming century home with landscaped front and back gardens. Owners lived in main and second floor units for 7 years and renovated for themselves.
- All units offer **spacious rooms**, air conditioning, new kitchens and baths plus beautiful hardwood floors on first and second levels. Lower level carpeted.
- White picket fence adds to the curb appeal and keeps your pets and children from wandering off. Enter through the gate to the new stone walkway and landscaped front yard. The old school front porch is a welcoming introduction to the home. Here you'll find **separate entrances** to the main & upper units. Lower unit entry from rear.
- **Main floor & second floor living spaces** have flowing living and dining rooms with **hardwood floors, stained glass, mouldings, deep baseboards**, modern white kitchens, family baths, fireplaces (electric on main floor, decorative on 2nd). The 2nd floor has a balcony and the main, a walk-out to the back garden.
- **Living rooms** are filled with light from the large windows with stained glass accents. Built-in bookshelves, beautiful millwork, fireplaces and oak hardwood flooring complete the picture.
- **Dining rooms** provide ample space for a large table; perfect for family meals & activities and entertaining all your friends.
- New white **kitchens** have gas stoves and stainless steel appliances. Main floor unit has butcher block counters and island. Both kitchens are spacious, well laid-out with low maintenance ceramic tile floors.
- Family room and office on 2nd floor and office on main **offer extra living space**.
- Covered **balcony on 2nd floor** overlooks the front garden and walks out from second floor living room. Enjoy your morning coffee or evening glass of wine while you listen to the birds sing.
- Main 4 pce family **baths** have been recently updated.
- Main & second floor **master bedrooms** have hardwood floors and good closet space. The main floor bedroom has an external walk-in closet while the 2nd floor bedroom has a closet within the bedroom.
- **Lower level** has great ceiling height, 4 piece bath, kitchen and private entry from the back yard. Huge benefit from the extra income potential.
- **Laundry** room with washer & dryer is located in the lower level and shared by all units.
- Back garden has been professionally landscaped & fenced. **Three car parking** located behind fence.
- Staircase at the rear of house allows access to all 3 units from the backyard.
- Property has been carefully, attractively **renovated** and lovingly maintained.
- Comfort, convenience & income for a **winning combination** in Roncesvalles.

Check out the YouTube video at www.LovelyTorontoHomes.com

Live for Free in Roncy!

- **Enjoy life & lots of help with the mortgage! Renovated duplex with basement suite in the heart of Toronto's hip and happening Roncesvalles neighbourhood.**
- Spacious, purpose built duplex with substantial basement suite. Sweet!
- This **detached** 3 unit property has been owner occupied for the past 7 years so great care has gone into maintenance and improvements.
- Enjoy the huge 25' x 156.7' lot with west facing backyard.
- The tree-lined, traffic calmed street is just a short stroll to all the cool action of Roncesvalles, Sorauren Ave and West Queen West.
- Traditional floor plans & finishings offer **2 bedrooms** & one bath per unit plus family room or porch as extra living space.
- Advantage of laneway access & **3 car parking**
- Special combination of **location, price & updates** offers rare opportunity for families, investors and friends who want to share

Roncesvalles Village!

- As they say location location location! **58 Sorauren** is in a prime spot in the 'hood'. Enjoy the **tree-lined streets, laneways for kids play, and the mix of ages & diverse backgrounds of the residents all of which make for a strong community feel.**
- **Roncesvalles Avenue** underwent years of construction to establish a show piece **pedestrian/eco friendly boulevard a pioneering example for Toronto** for safe TTC access and a thriving green space on a main city street. There is an active area association working hard with the City to continually enhance the community.
- **Shopping a plenty!** Variety of **chic restaurants and gourmet stores** rub elbows with traditional Polish delis, coffee shops, professional and personal care services, family businesses, churches & schools.
- **Stroll** to such neighbourhood mainstays as Mitzi's Cafe, Qi Natural Foods, Scooter Girl, Dresser's, Pollocks Home Hardware, as well as Cherry Bomb, Rowe Farm, Revue Theatre, Fetch, The Chocolateria, Mabel's, Hugh's Room and Sobeys (conveniently open till midnight!) and much more! **Sorauren Park** has a fabulous Monday's **farmer's market**, and enjoy the highly touted new restaurants like Barque Smokehouse, Ace Restaurant, Hoppgood Foodliner & The Westerley!
- Close in proximity to Shoppers Drug Mart & LCBO. Only a few blocks from the refurbished massive St. Joseph's Hospital.
- Foodies are leading the charge and opening lots of cool restaurants on Queen St. West.
- The entrance to **the young children's' playground is on the south west corner of Sorauren & Wabash.** **Sorauren Park** is the neighbourhood gathering spot for **kids play, tennis, soccer league, an official enclosed off-leash dog area, the pumpkin patch after Halloween, an outdoor skating rink plus the Wabash Centre & future Town Square.**
- Parents, dog owners and fans of the great outdoors will appreciate proximity **High Park & the 399 acres of public parkland** including an outdoor theatre, playgrounds, local zoo picnic grounds, lengthy off-leash areas, flower gardens a historic museum, and plenty of sports options. Walk to Lake Ontario to cycle, blade, run or walk along **The Martin Goodman Trail.**
- **Desirable neighbourhood schools** attracts many families with school age children – **Garden Avenue Jr. PS, Fern Avenue Jr & Sr PS, Parkdale Collegiate (IB Program), High Park Alternative Jr., High Park Gardens Montessori School** to name a few.
- **Go Green! Get downtown in minutes** – via streetcar or easy access to Dundas Street West/ Lansdowne Subway on the Bloor-Danforth line.
- Get in and out of the city in minutes with near by **Lakeshore Boulevard West and the Gardiner.**

Updates & Upgrades

- Central Air Conditioning:** Yes 2006
- Replacement Windows:** Approx 2006
- Furnace:** 2007
- Electric Service:** 200 amp service Circuit Breakers 2007. Separate panels per unit
- Improved water main:** 2007
- New kitchens,** 2007
- Bathrooms:** renovated 2008/09
- Built-in bookshelves:** 2008
- Front porch, storm doors, upper deck:** 2009
- Family/Sunroom with potlites:** 2011
- Landscaped professionally front & back:** 2011
- Exterior brick repainted:** 2011
- Interior painted:** 2012
- Waterproofing:** Wrapped weeping tile and new concrete slopes away from house on the north and west sides.
- Exterior parge coat:** 2013



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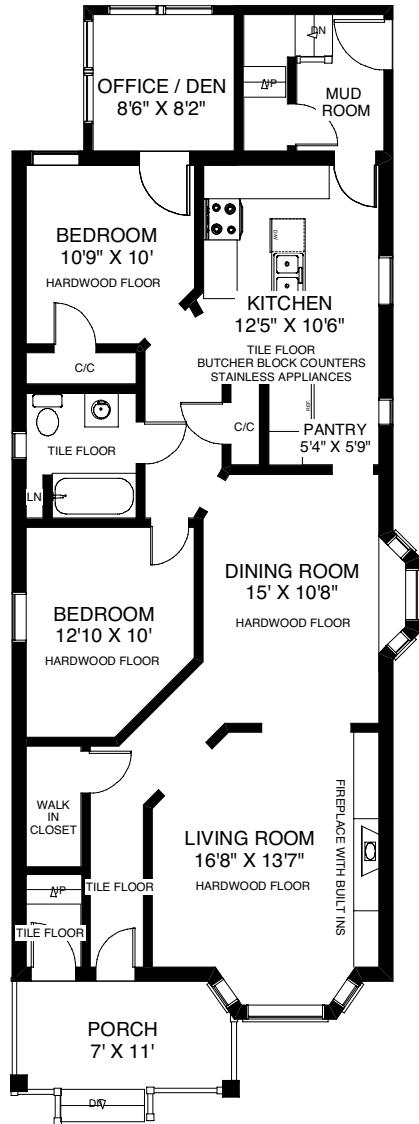
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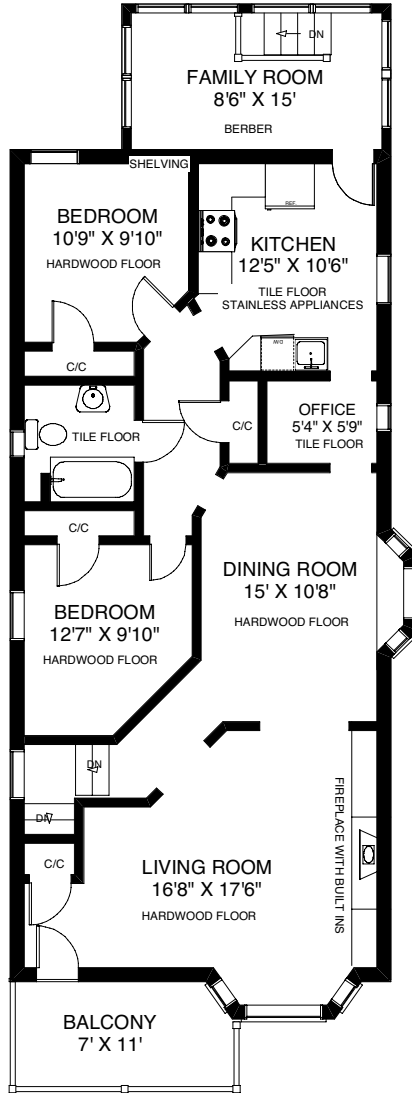
Guiding you home



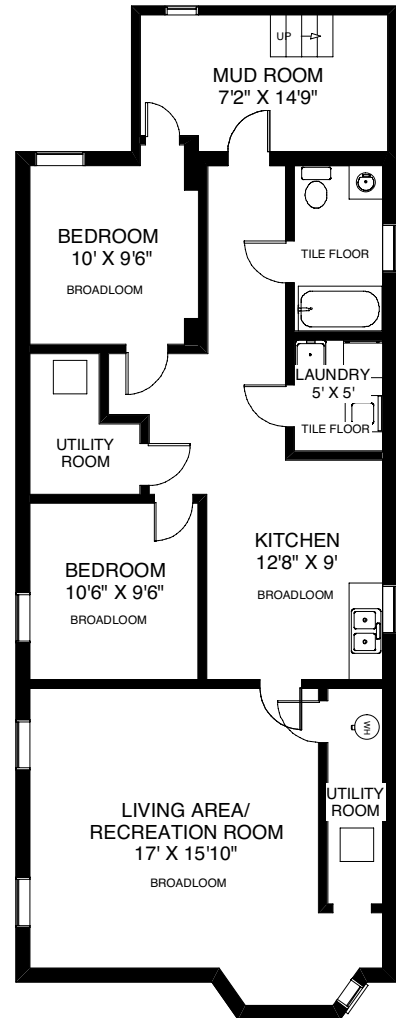
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MAIN FLOOR APPROXIMATELY 1,300 SQ FT



SECOND FLOOR APPROXIMATELY 1,300 SQ FT



LOWER FLOOR APPROXIMATELY 1,290 SQ FT

Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.

Taxes 2012: \$4689	Approx Sq Ft. Over 3870 inc lower level	Possession: 60 days / TBA	Bedrooms: 4 + 2
Baths: 3x3 Pieces	Lot Size: 25 x 157.7 ft.	Exclusions: Upper dining room light fixture	
Inclusions: 2 SS fridges, 2 SS gas stoves, 2 SS dishwashers, washer/ dryer, electric light fixtures, window coverings, BBQ			
Heating & Gas: \$2136 (2 boilers). Hydro: \$5132 Water: \$1249 Insurance: \$2437 (multi-family higher premium)			
Gas Hot Water tank: rental Wood fireplace: Upper decorative only Electric fireplace: Main 2013			

For great info & links visit www.LovelyTorontoHomes.com

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