



Check out the YouTube video at www.LovelyTorontoHomes.com

Julie Kinnear, Jennifer Palacios,
 Holly Chandler & Tyler Delaney Sales Representatives
 Office 416.762.8255 Direct 416.762.5949
julie@juliekinnear.com • www.juliekinnear.com

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Guiding you home



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46 Fermanagh Avenue, Toronto



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Sophisticated Home in Prime Roncey!

- Immaculate, renovated 3 bedroom, 2 full bath home with fully finished lower level, main floor family/sunroom, parking & extensive mechanical upgrades is the complete package!
- Fabulous curb appeal features an architectural turret and welcoming front porch.
- Exceptional main floor is meant for entertaining! With elegant principal rooms, cozy wood-burning fireplace & pristine dark wood merbau floors throughout.
- Bright and airy retaining original character with clever modern upgrades blends well for today's consumer.
- Gourmet chefs kitchen will entice all to cook & host events! Quality stainless steel appliances, slate floors, granite counters and retro patterned tin ceiling.
- Rare main floor family room/sunroom open to the kitchen is filled with natural light from bow windows, built-in banquette and breakfast bar for all to gather.
- Walk-out to the stunning Georgian Bay limestone patio & professionally landscaped fenced yard!
- Loads of comfortable living space on all 3 levels and abundant storage.
- Newer detached 1 car garage (with electric opener) off lane.
- Friendly neighbours & warm vibe make this an ideal street & hood to live and raise your family!
- Priceless location in Roncesvalles Village – half a block to Roncey or Sorauren Park. This trendy area has been voted as one of the best neighbourhoods to live in Toronto.
- Walk to glorious High Park, as well as all the fantastic shops, boutiques and mouth watering restaurants of Roncey & Parkdale! Highly regarded school catchment!
- Public transit is easily accessible via streetcar on Roncey downtown, or walk/streetcar to Dundas West TTC or Go Stations!

Roncesvalles Village!

- As they say location location location! 46 Fermanagh Avenue is in a prime spot in the heart of the 'hood' west of Sorauren east of Roncesvalles. Even the proximity of being halfway up Roncesvalles help to access all of the area amenities.
- Enjoy the tree-lined streets, laneways for kids play, and the mix of ages & diverse backgrounds of the residents that enchant and delight all those who live here!
- 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 Mitzit'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 Sobeyes (conveniently open till midnight!) and much more! Sorauren Park has an amazing Monday's farmer's market, and enjoy the highly touted new restaurants like Hopgoods Foodliner, Barque Smokehouse, Ace Restaurant & The Westerley! There is plenty of cool restaurants & shops on Queen West within reach as well.
- Easy access to large scale stores near Dundas/Bloor including Loblaws, LCBO & Shoppers Drug Mart. Only a few blocks from the refurbished massive St. Joseph's Hospital
- Attention families and dog owners! The entrance to the young children's playground on the south west corner of Sorauren & Wabash is just a few doors down the street! Sorauren Park is the neighbourhood gathering spot for kids play, tennis, soccer league, Monday's farmer's market, an official enclosed off-leash dog area, the pumpkin patch after Halloween, an outdoor skating rink plus the Wabash Centre & future Town Square.
- 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 – Fern Avenue Jr & Sr PS, Parkdale Collegiate, High Park Alternative Jr., High Park Gardens Montessori School to name a few.

- Go Green! Get downtown in minutes – easy access to Dundas Street West/Lansdowne Subway on the Bloor-Danforth line. Or ride to work on the specially designed Western Rail Path.
- Get in and out of the city in minutes with easy access to Lakeshore Boulevard West and the Gardiner.

Stylish & Spacious Family Home!

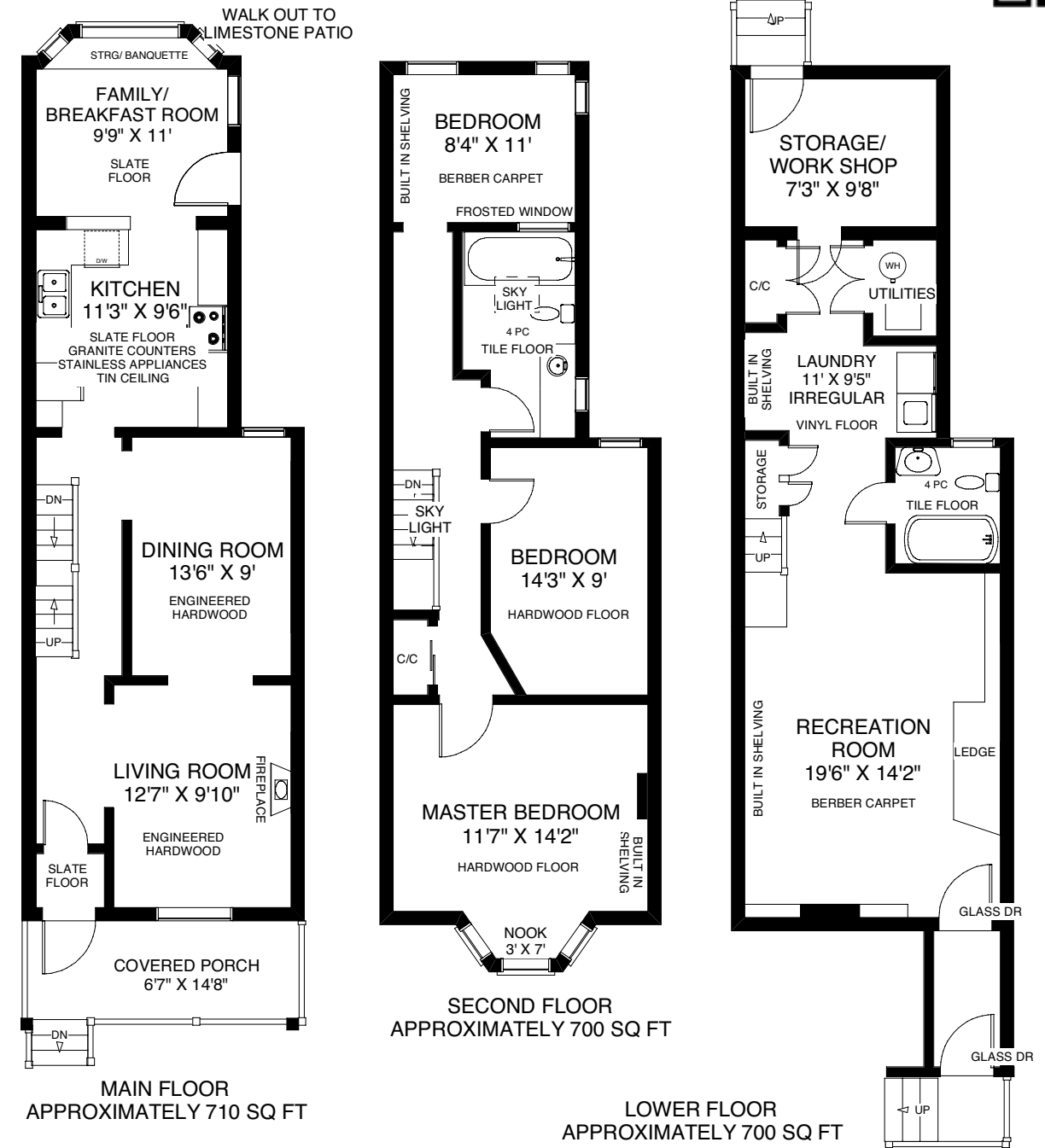
- Welcome to 46 Fermanagh Avenue! Wonderful family-friendly home complete with annual neighbourhood lane party.
- Attractive 2 storey with old fashioned covered porch to relax with a coffee and overlook the mature front gardens.
- Walkout from basement beneath front porch.
- Greet guests in the foyer through double front doors. This home shows beautifully with stylish decor, extensive modern upgrades and clean crisp lines.
- Living room features an extra wide opening, impeccable rich dark merbau wood floors, wood-burning fireplace and custom mantle, tall original baseboards and large picture window.
- The gleaming dark merbau wood floors continue into the elegant dining room. Grand space for hosting large dinner & holiday parties!
- The inspired eat-in fully renovated kitchen overlooks the family room! Complete with quality stainless steel appliances including 5 burner gas range with Vent-a-hood range hood, European style LG fridge, gleaming black granite counters, plus a gorgeous Blanco Silgranit double sink, decorative tin ceiling.
- There is a breakfast bar area for stools to enjoy casual dining, extensive cupboard and pantry space, display cabinets and counter area, custom tiled backsplash and slate floors.
- The comfy main floor sunroom is great to keep an eye on young kids and a relaxing place to hang out. Great view of the yard from bow windows. Built-in banquette along the wall of bay windows has handy storage for throw cushions, magazines and recycling.
- Walk-out to the enchanting well designed & low maintenance back garden with limestone patio with privacy fencing surround. Safe for dogs, kids & great for dining al fresco.
- Let the sunshine in! Notice the natural light flooding in from large hall skylight as you access the 2nd floor. There is a large double linen closet with custom sliding doors just off the hallway.
- Impressive master bedroom retreat to relax and unwind at the end of the day. Chocolate brown hardwood floors, built-in book shelves, deep baseboards, beautiful bay windows overlooking the front garden and nook area would be perfect for a writing desk.
- The spacious second bedroom next to the master features hardwood floors and a pretty picture window!
- The third bedroom faces the back garden with 3 sets of windows, berber carpeting, frosted window between the bathroom wall and built-in wall shelving.
- Luxurious renovated extra large main bath has soaker tub, plenty of storage and is extra sunny with skylight!
- Superb professionally finished lower level ceilings are extra tall as floors were dug out and lowered.
- Enjoy family time in the recreation room with comfortable Berber carpet, extensive wall of built-in shelving (think toys/storage/home office), & pot lighting!
- Updated 4 piece family bath includes claw foot soaker tub. Convenient open laundry room area with built-in shelving for all your cleaning supplies plus a separate utility room.
- Plenty of storage space throughout includes a double closet, under stair storage and a large work shop room off the back with a walk-out to the back garden.
- Bonus - 2 separate walkouts to the back and front yards! Potential for nanny/in-law suite! Or fabulous as a home office – with private entrance for employees/clients visiting.
- Solid detached 1 car garage with cement floor off the back lane with extra space for bikes, gardening tools and lawn equipment.

Upgrades & Improvements

- 2012 ~ New central air conditioner
- 2011 ~ Re-placed drain at back of house
- 2009 ~ Installed additional attic insulation
- 2008 ~ Re-placed porch roof & turret roof
- 2006 ~ Full kitchen renovation
- 2005 ~ Improved water main to street
- 2005 ~ Re-placed furnace
- 2004 ~ Re-shingled main roof

46 Fermanagh Avenue, Toronto

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: \$3,863.00	Approx Sq Ft. 2110 (includes lower level)	Possession: 60 days / TBA
Bedrooms: 3	#Baths: 2	Parking: Detached 1 car garage off back laneway
		Lot size: 15' x 125.00'

Inclusions: Stainless steel fridge, gas range & exhaust hood, built-in microwave, built-in dishwasher, washer, dryer, window coverings, ceiling fan, electric light fixtures (except as excluded), electric garage door opener, standing cabinet in main bathroom, fireplace tools, garden hutch, hot water tank, furnace, central air conditioning, broadloom where laid.

Exclusions: Coat racks in foyer, kitchen & master bedroom, dining room & front hall light fixtures, all wall lamps in lower level, sun room & bedrooms, ceiling fan in sun room, curtains in master bedroom, mirror & terracotta ornaments in garden, standing closets in master & 2nd bedroom.

Approximate Annual Expenses 2011: Hydro: \$973 Heating/Gas: \$635 Water: \$395 Insurance: \$1206

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