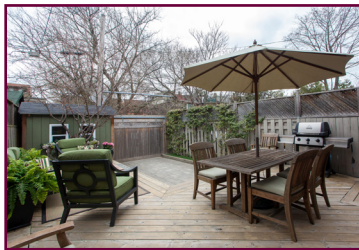




6 Bertmount Avenue

Amazing Leslieville 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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Stylish Leslieville Semi!

A rare find on an amazing street in one of Toronto's most sought after neighbourhoods. A lasting first impression inside and out!

Surprisingly spacious & beautifully renovated! 3 bedroom, 3 bath home boasts many thoughtful upgrades with meticulous attention to detail & design while retaining its original charm! Many worry free mechanical upgrades, no knob & tube.

This quiet family-friendly pocket is just priceless! The sellers will miss their super friendly and co-operative neighbours. Enjoy a true sense of community spirit here!

Bright, open concept main floor principal rooms includes a cosy gas fireplace, cool exposed brick wall that runs up to the 2nd floor, beautiful stained glass windows & a bonus 2 piece guest powder room!

Superb finished lower level for a growing family featuring a recreation room, home office and a 3 piece bath.

Plenty of outdoor space includes a 400 square foot deck, stone patio, fully fenced yard, garden shed & parking area.

Details of Features Inside & Out!

- Be house proud starting with the curb appeal! Perennial gardens means low maintenance front yard.
- Gracious living room allows space for hosting all your friends and family. Funky exposed brick wall, stained glass window, gas fireplace (2010) with marble surround & pristine hardwood floors.
- Sun-drenched dining room with a large bow window & ledge will nurture your favourite flowers, orchids & plants.
- Designer kitchen renovation include: Granite counters, breakfast bar, slate tiled backsplash, stainless steel appliances and ample cupboard space.
- Walk-out to the oversized deck for al fresco dining & entertaining. Convenient gas BBQ hook-up.
- Rare main floor powder room is very convenient to have, especially when entertaining outside and raising children, and/or aging parents.
- Upstairs features wainscoting, 3 pretty bedrooms each with extended wall-to wall closets and organizers plus newer hardwood floors (2013).
- The front facing master has an exposed brick accent wall and large window banquette with storage.

- There are two separate linen closets adjacent to the master providing additional storage for bedding, linens & toiletries.
- Lush renovated 4 piece bath with marble floors.
- Finished lower level! Comfortable family recreation room, office, exceptional 3 piece bath (2012) & finished laundry room. Large storage room for all your extras.
- Party-sized back deck will not disappoint! Just in time for summer fun & barbeque season. Private interlocked patio and parking area. Adorable garden shed for all your supplies, tools & toys.

Hot Leslieville Location!

Family-friendly tree-lined street with amazing owners - lots of children creates a warm community feel! Absolutely wonderful next door neighbours - the attached one take turns planting the urns out front with sellers, and the neighbours to the south have 2 young children.

Located on sought after Bertmount Avenue in a beautiful pocket of homes south of Dundas St. East, north of Queen St. East & west of Leslie St. A quiet oasis yet ever so convenient to downtown, shops & transit!

Popular school district! Just a short walk to Bruce Jr. & Sr. P.S., Duke of Connaught Jr & Sr PS, St. Joseph Catholic School, the highly rated Riverdale Collegiate, Danforth Collegiate as well as many alternative, specialty schools and daycares all close by.

Relish in all the unique shops, boutiques & restaurants along Historic Queen Street East that have great style & flair. Or take in all the activities & action the Beaches has to offer or just enjoy a mellow afternoon at the Beach Cinema. The 'India Bazaar' is located on Gerrard between Greenwood & Coxwell with a colourful selection of exotic spices & foods!

Cool restaurant/patio & bar called Stratengers located on the street is a neighbourhood favourite. They are very responsible and have a strict 11pm patio curfew which is adhered to without fail.

Lots of local recreation! Just a 2 minute walk to Leslieville Grove Park. Enjoy vast Greenwood Park with 3 baseball diamonds, an artificial ice rink, pool and playground. The Jonathan Ashbridge Park on the south side of Queen Street features 2 tennis courts, children's playground and a wading pool. Close access to the Martin Goodman waterfront trail and numerous marina's, the Leslie Street Spit etc.!

The Gerrard/Ashdale Public Library has a wide variety of programs for children, adults and seniors.

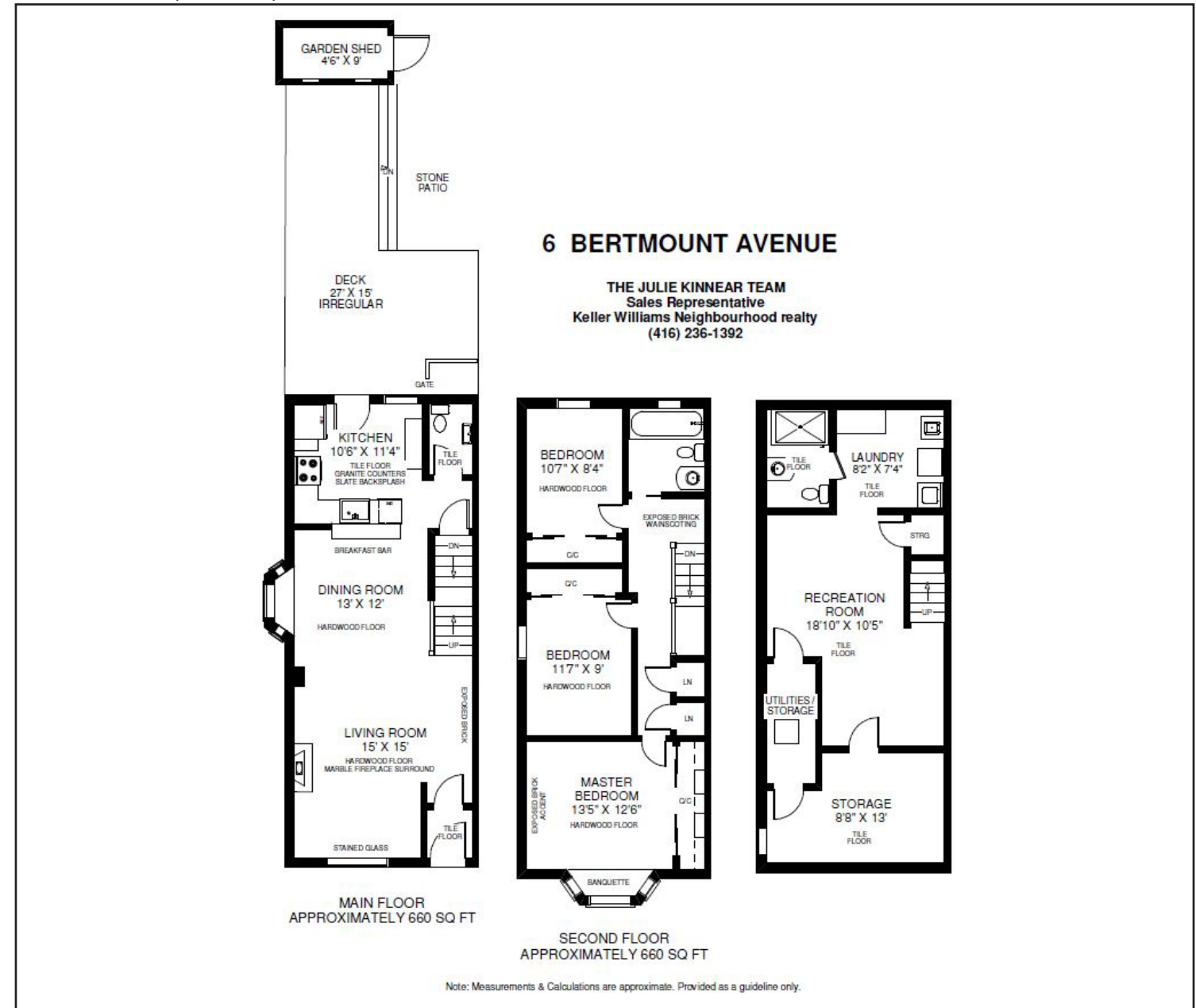
Toronto City Council has passed a motion to investigate developing the vacant lot across the back laneway into park land.

Well served by the public transit! There are bus or streetcar routes on Queen, Dundas, Carlaw, Jones, Greenwood, and Eastern. Hop on for direct access to downtown or link up with TTC stations on the Bloor-Danforth subway line.

Motorists can be downtown or out of town easily via Lake Shore Blvd, the Gardiner Expressway and the Don Valley Parkway.

Upgrades & Improvements!

- 2015 ~ Certified termite free Aetna report
- 2013 ~ Hardwood floors on upstairs and stairs
- ~ Wall to wall closets in 2nd & 3rd bedrooms
- 2012 ~ Replaced the windows upstairs
- ~ Renovated basement bathroom, laundry room & storage room
- ~ Wainscoting in upstairs hallway
- 2011 ~ High efficiency furnace
- 2010 ~ Interlocking stone patio & parking space
- ~ New back deck and shed
- ~ East side fence and gate
- ~ Granite countertops in the kitchen
- ~ Gas fireplace
- 2009 ~ Perennial front gardens = low maintenance
- ~ Replaced the hot water heater
- ~ Replaced the fridge
- ~ Gas bbq line hookup



Bedrooms: 3	Baths: 3 (1x2 Main Floor) (1x4 Piece 2nd Floor) (1x3 Piece Lower Level)	Possession: 60 Days/TBA
Parking: Private drive parking for 1 car located off back laneway	Approx Sq. Ft: 1980 (Includes lower level)	Lot Size: 19.58 x 87.00 Feet
2014 Approximate Annual Expenses:	Taxes: \$3929.55	Water & Waste: \$512.65
	Hydro: \$1038.86	Heat/Gas: \$867.45
Inclusions: Stainless steel fridge (2009), stove, built-in dishwasher & built-in microwave, washer/dryer, window coverings, electric light fixtures, hot water tank (owned), alarm system (rental). Exclusions: All curtains & rods, dining room chandelier, basement storage room shelving.		

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