



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

The Julie Kinnear Team
Top 1% in Canada - by referral only™

Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



ROYAL LEPAGE
Royal LePage Real Estate Services Ltd., Brokerage



75 Indian Grove, Toronto



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

The Julie Kinnear Team
Top 1% in Canada - by referral only™

Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



75 Indian Grove, Toronto

Check out the YouTube video at www.LovelyTorontoHomes.com

Grand High Park Home!

- Stately detached 3 storey home with impressive 40 x 130 foot lot on premier street!
- Extensively updated, while maintaining the classic integrity of the period architecture.
- Elegant foyer and flow throughout with oversized principal rooms. Gorgeous exposed wood work and trim throughout!
- Incredible 7 plus bedrooms, 4 baths, main floor family room, 2nd floor sunroom with a sprawling 4500 square feet including finished lower with separate entrance and finished for nanny/in-law suite!
- Private drive parks 3 cars! Detached single car garage with 2nd storey for storage & attic space!
- Beautifully landscaped back gardens with privacy fencing surround!
- Located in the highly desired location of prime High Park just south of Bloor amongst executive homes! Indian Grove retains a great sense of community with an annual street party in October and organizes a street sale every June.
- Just steps to Bloor, High Park, Keele subway & Roncesvalles Village! Enjoy this family friendly neighbourhood with highly regarded school catchment.
- Get in and out of the city in mere minutes by way of both Gardiner and QEW!

Prime High Park!

- The topography of the High Park neighbourhood features rolling hills, winding streets, and towering Oak trees that enchant and delight all those who live here!
- Best known for one of Toronto's largest most popular parks! High Park & Grenadier Pond feature endless recreational activities including long off-leash dog walking trails, fishing, outdoor live amphitheatre performances, gardens, train rides, an animal zoo, historical exhibits, a restaurant, a regular farmer's market, Howard Park Tennis club. High Park's sports facilities include tennis, baseball, soccer, lawn bowling, swimming, and skating! Easy access to Lake Ontario & The Martin Goodman Trail and Lithuania Park.
- Convenient location nearby local restaurants, and shops. Bloor Street West and into Bloor West Village offers plenty, as well as walk to Roncesvalles for everything from hip restaurants, pubs, live music, Starbucks & independent coffee houses, Revue Cinema, to Loblaws, LCBO, Shoppers etc. The trendy Junction shops and action is just up Keele Street.
- Go Green! Get downtown in minutes - the Bloor-Danforth subway line is literally just a couple of blocks walk to either Keele or Dundas West (which also conveniently connects to the GO lines). For convenience when driving it is a quick trip downtown via Gardiner/Lakeshore or out of town via Hwy 400 or QEW.
- Desirable neighbourhood schools attracts many families with school age children - Howard Jr PS with French Immersion, Fern Avenue Jr & Sr PS, Mountview Alternative Jr., High Park Alternative Jr., High Park Gardens Montessori School to name a few.

A Real Opportunity!

- Welcome to 75 Indian Grove – Built in 1913 maintaining classic character and charm! A wonderful family home passed down for generations.
- First impressions are everything! Attractive brick and stone exterior façade with nearly new windows & doors!

Main Floor 1270 sq ft!

- Enter via the recently renovated upscale mudroom! Double French front doors lead into the glass enclosed area with 2 built-in banquettes and slate tiled floor. "Must have" for kids & guests to take off their coats and muddy boots before entering!
- Note the beautiful front door and gracious front foyer to greet family & friends! Cozy wood-burning fireplace (not in use) & mantle, decorative archways, stunning original wood trim, wainscoting & beamed ceiling. Space for a settee and furniture!
- The bright formal living room includes broadloom over hardwood, decorative wood mantle, deep baseboards, large bay windows and sliding pocket doors to foyer and dining room.
- The generously sized dining room will host large family events & lovely large furnishings. Features exposed wood trim, wainscoting & beamed ceiling, pretty bay windows, broadloom over hardwood and sliding pocket doors to both the living & family room.
- From the front hall, there is a pantry & storage room, located in ideal spot to easily convert to a powder room.

- Comfortable family room is perfect for kids play and casual TV lounging. Decorative mantle, hardwood floors, bay windows overlooking the back garden, entrance to the kitchen and sliding wood pocket doors to the dining room.
- Well laid out updated kitchen opens with breakfast bar to the dining room for ease of entertaining your friends and family.
- Full 4 piece bath completes this level. Ideas: Space to extend kitchen either into the pantry area, or take over the current bath, to use pantry for powder room.
- Walk-out to yard from kitchen. Two entrances to the basement.

Second Floor 1180 sq ft!

- Oversized master bedroom facing the front garden is filled with light from the large bay windows, hardwood floors and double closet.
- The 2nd bedroom includes fireplace & mantle with brick surround, hardwood floors, wood trim and large bay windows give a cosy ambiance to the room.
- The pretty third bedroom is a generous size, hardwood floors, double closet and 3 large picture windows.
- The 4th bedroom makes a great home office or nursery. Built-in shelving, roughed in plumbing for potential 2nd floor laundry, picture window and hardwood floors!
- The expansive 5th bedroom/sunroom facing the back garden is across the whole back of the house and opened up allowing for 1 spacious office/family room/bedroom whatever suits your needs! Sun-drenched with wall to wall windows, hardwood floors and roughed-in plumbing/electrical for potential ensuite or laundry!
- Large linen closet and storage shelves!
- Modern renovated 3 piece family bath with enclosed shower, ceramic tiles, linen closet and pretty stained glass window.

Third Floor 840 sq ft!

- The walls in the foyer on third overlooking the stairs could easily be removed. Potential for luxurious master suite, or teenagers retreat! Great ceiling height.
- There are 2 additional well proportioned bedrooms on this level both with hardwood floors, windows and the larger of the two has a deep closet.
- Currently there is a bright oversized eat-in kitchen which could easily be a bedroom, ensuite or laundry. Includes a closet, skylight, space to fit a large table and chairs.
- Double deep storage closet.
- Huge 3 piece bath has a custom pedestal sink, window, tiled floors and lots of room for all your toiletries.

Lower Level Suite 1160 sq ft!

- Expansive finished basement with separate back entrance, as well as stairs from middle of house.
- Enjoy lots of space throughout this level with a large recreation room. Plenty of above grade windows fill the space with natural sunlight.
- Wood floors, double closet and additional clothes closet. Definitely no lack of storage space!
- Separate fully equipped kitchen.
- The bedroom/currently play room has wood floors, above grade window and closet just outside. Convenient access to the laundry room.
- 3 piece powder room with a walk-in shower.
- Large under-stair storage room. 2 separate largestorage & utility rooms completes this level.

Mature pretty back garden oasis!

- The green thumb of the family will fall in love with this garden and enjoy the tranquility. Very private & quiet! Ideal for entertaining!

Upgrades & Improvements!

- 2012 ~ Cabled the tree in the backyard
- 2012 ~ Installed new dishwasher on main floor
- 2012 ~ New garage door
- 2010 ~ Refinished the front porch
- 2010 ~ Installed new front door
- 2010 ~ Replaced most windows throughout
- 2010 ~ Replaced the eavestroughs
- 2007 ~ Roof & shingles
- 2005 ~ Main floor, Second floor & Third floor bathrooms
- Roughed-in wiring/plumbing in 2nd floor back office and 4th bedroom

Taxes 2012: \$8100.00	Approx Sq Ft. 4450 (includes lower level)	Possession: 60 days / TBA
Bedrooms: 7 + 1	#Baths: 4 - 1 x 4, 3 x 3	Lot size: 40' x 130.00'
Kitchens: Main floor, Lower Level & Third Floor		
Parking: Detached garage and Private drive – parking for 3 cars		
Inclusions: All kitchen appliances, window coverings, electric light fixtures, washer, dryer, hot water tank is (rental)		
Exclusions: Sconces in living room above fireplace, all tenants personal items. Fireplaces are not in use.		

Julie Kinnear, Jennifer Palacios,
Holly Chandler & Tyler Delaney Sales Representatives

Office 416.762.8255 Direct 416.762.5949
julie@juliekinnear.com • www.juliekinnear.com

The Julie Kinnear Team
Top 1% in Canada - by referral only™

Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. 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.

75 Indian Grove, Toronto



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

