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Guiding you home



## 92 DeGrassi Street, Toronto



**ROYAL LEPAGE**  
 Royal LePage Real Estate Services Ltd., Brokerage



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## 92 De Grassi Street, Toronto

Check out the YouTube video at [www.LovelyTorontoHomes.com](http://www.LovelyTorontoHomes.com)

### Spacious Home on Best Street of Riverdale!

Who would not want to live on De Grassi Street? One of Toronto's most famous streets! The sellers have loved all that this urban family friendly neighbourhood has to offer including some of the best schools, shopping and parks.

Large detached 2 1/2 storey renovated "forever" family home offers a rare opportunity for the most discerning of move-up buyers. 3+1 bedrooms, 4 baths and an expansive lower level!

- **Elegant open concept living/dining rooms** boast high ceilings and hardwood floors ideal for entertaining and family gathering. **Must-have main floor 2 piece powder room** is a definite bonus!
- **Gourmet designer eat-in kitchen** will be a delight to cook up all your favourite meals! High-end stainless steel appliances, custom cabinets, granite counters & butcher block island is great for chopping all your fruits & veggies! **Sun-filled family room** with sliding glass doors lead out to the serenity of the **very private back deck and patio**.
- **Huge 2nd floor master suite!** Soaring ceilings, double French doors lead into the **walk-in closet/dressing room + luxurious 4 piece ensuite bath!**
- **Fabulous 3rd floor loft/bedroom** has an abundance of storage space! Ideal to be used for a family room or your growing teen's retreat! **8' ceilings**, 2 double storage cubbies and wall-to-wall closets
- **Full finished lower level!** Family recreation room, bedroom, office nook, 4 piece bath and laundry room! **Ideal as a nanny/in-law suite!**

Professionally landscaped front garden and tranquil back patio is an ideal setting for hosting al fresco dining in the warm spring & summer months. **Tiered back deck and stone patio with high privacy fencing surrounded by mature trees and leafy green shrubbery!**

Riverdale has a reputation as a strong family neighbourhood with a real sense of community! This home is a truly a special combination of **location, price & size!**

### South Riverdale!

Riverdale is the gateway to Toronto's east-end neighbourhoods. It is a large and diverse community that is especially well known for its colourful shopping districts & gorgeous Victorian and Edwardian homes.

**Riverdale Park** is one of the largest green spaces the city has to offer! It's steep hills are a favourite of tobogganers. **Withrow Park** to the west is a neighbourhood hub and meeting place with a **popular farmer's market**. Top ranked schools, great shopping and convenient access to transit have attracted many families to this popular neighbourhood.

**Shopping a plenty!** Riverdale's best known shopping district is along **Danforth Avenue** east of Broadview. Featuring many first class Greek restaurants and a dazzling array of stores! Riverdale also has a **Chinatown shopping district** centred around Gerrard and Broadview. This stretch of stores is known for its bakeries, grocery stands, and restaurants!

Another shopping destination point for residents is **Queen Broadview Village**. This historic shopping district includes some interesting antique and collectible stores. **Gerrard Square** located at the corner of Pape Avenue and Gerrard Street is a large indoor shopping mall with over 70 stores.

Riverdale is a **pedestrian friendly neighbourhood** where all amenities are within walking distance. An excellent eclectic mix of offerings from Japanese, Thai and Italian to Bistros and Irish Pubs! Plus independent coffee and ice cream shops.

There are a **myriad of parks and parkettes** situated throughout the neighbourhood. The three largest parks are **Riverdale Park East, Withrow Park and Jimmie Simpson Park**. Each of these Parks contain tennis courts, a wading pool, a hockey rink, and a baseball diamond.

**Riverdale Park also has an outdoor pool and a running track.** The Jimmie Simpson Recreation Centre has an indoor swimming pool, a games room and a gymnasium. The Pape Recreational Centre has a gymnasium, indoor pool, a weight room and meeting rooms. Riverdale has **four public libraries** that offer programs for children, adults and seniors.

**Excellent school district** with 3 elementary public schools: Withrow Avenue P.S., Jackman Avenue P.S. and Franklin P.S. that are all highly coveted and all ranked highly on the recent Fraser Institute! Dundas Jr P.S., Queen Alexandra Sr P.S. & Riverdale Collegiate are the home schools for 92 DeGrassi Street.

Walking distance to what The Toronto Star's Christopher Hume considers to be one of the top 10 reasons Toronto may have a "shot at greatness": **Bridgepoint Health**. He describes it as "**One of the most important and enlightened examples of 21st century architecture in Toronto**, this remarkable building allows patients to feel connected to the world beyond their room and medical condition. Full of light and views of the city, the hospital was designed by a consortium of firms convinced that architecture can play a role in the healing process." (Toronto Star, June 30, 2013)

**Well served by the TTC!** There is regular bus service or streetcar service on Broadview, Carlaw, Jones and Greenwood Avenues, as well as Queen and Gerrard Streets. The Bloor-Danforth subway has five stations serving Riverdale, including Broadview, Chester, Pape, Donlands, and Greenwood.

**An ideal location for commuters!** The Don Valley Expressway, Lake Shore Boulevard, and the Gardiner Expressway are all quickly accessed from this neighbourhood.

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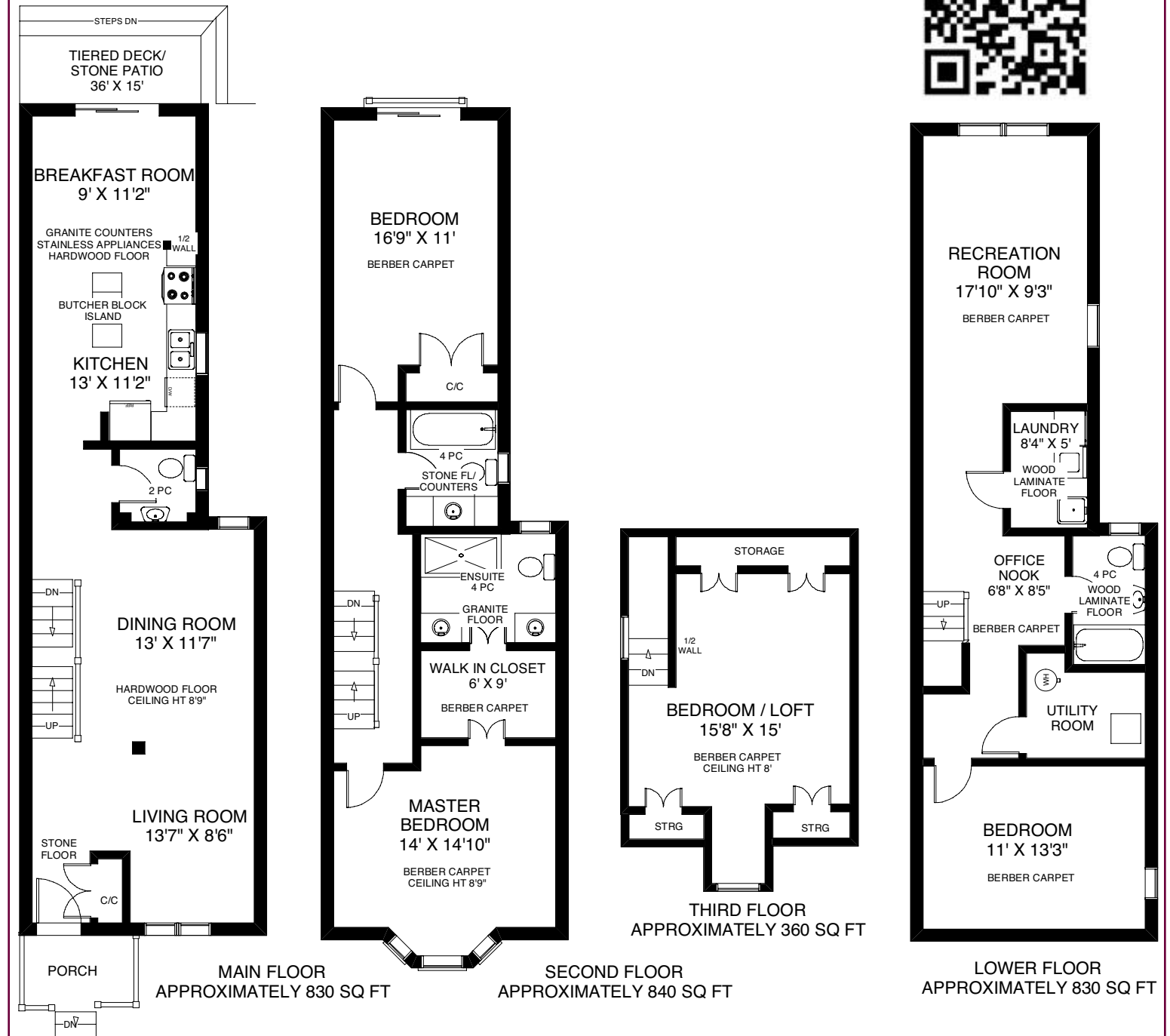
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Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.

