



Check out the YouTube video at www.LovelyTorontoHomes.com

Julie Kinnear*, Jennifer Palacios*,
Holly Chandler* & Tyler Delaney* Sales Representative*

Office 416.236.1392 Direct 416.762.5949

julie@juliekinnear.com ♦ www.juliekinnear.com

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.

The Julie Kinnear Team
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Guiding you home



101 Priscilla Avenue

Popular West End Location!



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Storybook Setting!

Often admired, cozy, Cape-Cod style detached 1.5 storey home in a fabulous location just a short walk to the best of The Junction and Bloor West Village. Amazing community spirit with helpful and considerate neighbours!

- This updated urban home has everything you could ask for:
- Large principal rooms with lots of character
 - Main-floor family room with heated floors & Cathedral ceilings
 - Spacious bedrooms
 - Lower-level recreation room
 - Beautiful low-maintenance front and back gardens

Situated on a 25 x 100 foot lot with future potential to top up or enjoy as it is!

Perfect for a multitude of buyers! Are you a young family looking to put down roots in a thriving neighbourhood? Singles/couples looking for the freedom of a house versus condo living? Empty nester looking to downsize?

Features Inside & Out!

- Enchanting front garden and stone patio add to the adorable curb appeal!
- Sun-filled mud room as you enter for all your coats, boots, umbrellas and strollers.
- Open and elegant main-floor living/dining rooms with wainscotting and parquet floors!
- Spacious kitchen with plenty of prep and storage space to cook up a storm! Upgraded stainless-steel appliances, slate floors and wainscotting.
- Take a break and relax in the sun-filled family room! Skylight, heated slate floors, 13’ Cathedral ceilings and double sliding doors walk-out to the stone patio and private garden oasis.
- 4-piece bath on the main floor.
- Large master bedroom on the upper level has wall-to-wall closets and broadloom throughout. Separate linen closet on the landing.
- The second bedroom includes a double closet and broadloom.
- Ample space in the lower level includes a generous recreation room with built-in shelving and broadloom, 2-piece powder room, laundry/utility room with tons of additional storage space.

- Enjoy tranquil outdoor living space in the beautifully manicured back garden and stone patio. Additional storage shed for all your gardening supplies, tools & bikes.

Popular West End Location!

101 Priscilla is situated just south of Dundas Street West & north of St. Johns Road; a premier location in the family-friendly neighbourhood of Runnymede/Bloor West Village with kids of all ages.

A shopper’s paradise! A short walk to the Bloor West Village shopping district featuring many specialty shops, fruit markets, European delis/bakeries and fantastic restaurants! The Junction and all the trendy coolness of the indie bars, restaurants, clothing shops and the Sweet Potato Organic Market!

The Annette and Jane area which is just steps away, is a foodie’s delight. Patisserie 27 (best croissants in town) the Mad Mexican, COCO, Queen Margherita Pizza, Butcher by Nature, Buddha Pie, Creme Fraiche and the list goes on. Nearby Dundas West allows easy access to big box shops, Loblaws and the LCBO.

The Stockyards Super Centre is TO’s newest retail destinations with over 50 retail shops and fabulous eateries located at Keele and St. Clair Avenue West.

Plenty of plush parks surround! Lots of great local recreation! Malta Park, Beresford Park and the Humber River for kids play, sports, dog walking, running/biking. Connect south to the Martin Goodman beautiful Waterfront Trail.

Picnic in the Park! This part of the Humber River Valley feels like you’re a million miles away from any congestion! A perfect setting next to Etienne Brule!

Parents, dog owners & fans of the great outdoors will appreciate the proximity to High Park & Grenadier Pond. The 400 acres of public parkland that includes an outdoor theatre, playgrounds, local zoo, picnic grounds, massive, dogs off-leash areas, flower gardens, historic museum & plenty of sporting options.

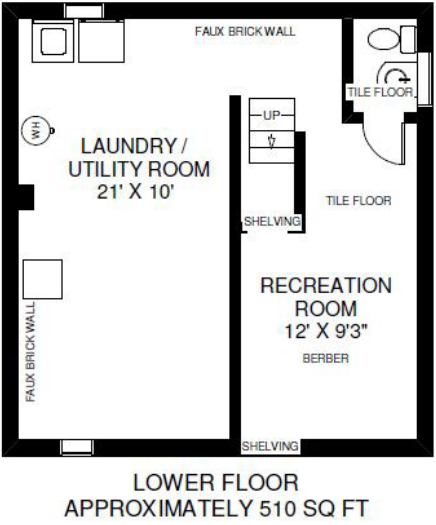
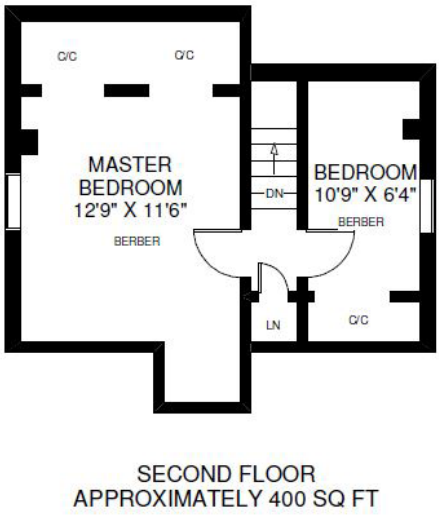
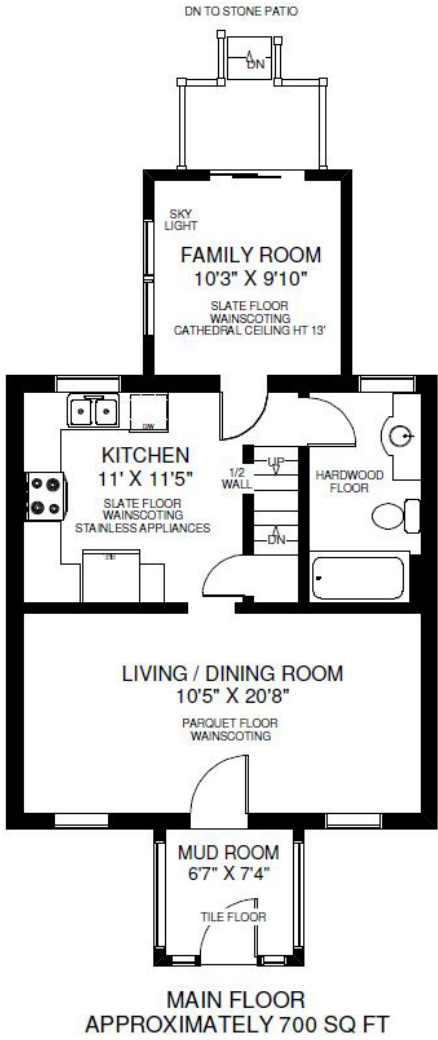
Desirable school district! 3 schools within a 3 minute walk. King George Jr P.S., sought after Humbercrest P.S. (offers full French immersion) Runnymede Collegiate, Western Tech Commercial & George Harvey Collegiate as well as many private, Catholic & alternative schools. There is a puppy daycare at the corner of Jane/Dundas for all you animal lovers.

Well served by public transit. Bus lines on Jane & Dundas West connect passengers to the Bloor-Danforth subway line.

For convenience when driving, it’s a quick trip downtown and to the Airport. The Gardiner, QEW, Hwys 427 & 400 are all close by.

Upgrades & Improvements

2015 ~ Painted
2014 ~ Updated all windows on the second floor and back room door/window.



Note: Measurements & Calculations are approximate. Provided as a guideline only.

Bedrooms: 2	Baths: 1x4 Piece (Main Floor) 1x2 Piece (Lower Level)	Approx Sq Ft: 1610 (including lower level)
Parking: Street permit parking available	Possession: 60 Days/TBA	Lot Size: 25.00 x 100.00 Feet
Inclusions: Stainless steel: Fridge, stove & built-in dishwasher (new), microwave, washer, dryer, window coverings, electric light fixtures, hot water tank (rental). Exclusions: Dining room chandelier and living room drapes.		
Approximate Annual Expenses for 2015: Taxes: \$2944.00 Hydro: \$1000.00 Heating/Gas: \$800.00 Water: \$290.00 Insurance: \$1097.00		

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