



# 108 Laughton Ave | Vibrant Neighbourhood!



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108 Laughton Ave

More Details to Appreciate!

## Spacious, Renovated Semi with Separate Lower Level Suite in Thriving Junction Triangle!

Move right into this renovated semi-detached home featuring **extensive & costly list of improvements & mechanical upgrades (including knob & tube removed)** for the lucky new buyer! Offset your mortgage with income from the **quality basement suite (new in 2013)** that has been sound-proofed and features own laundry & entrance.

Fabulous opportunity to get into the market while you still can! **Enjoy living in a family friendly west-end location that just keeps improving.** Easy TTC access (5 transit routes - 168, 127, St Clair street car, UP Express & the GO), **bike routes, only a few doors down from Wadsworth Park (with playground & field), walk to shops, the Stockyards, restaurants, schools, & festivals on St. Clair!**

This home boasts a **great floor plan with large principal rooms**, very high ceilings, open concept living/dining, **eat-in kitchen & additional mud room with main floor laundry room.** Home was originally a 3 bedroom now now converted to 2 - **2nd floor was renovated in 2019 including expansive master bedroom with custom walk-in closet, luxurious 5 piece bath** and the list goes on...

**With rates remaining low** why not own a freehold home without having to move into a condo or head to the "burbs"? **Added bonus for entertaining in the family sized kitchen and the private enclosed back deck.**

**A fantastic option for a multitude of buyers;** singles, couples, young families, investors, friends and siblings looking to pool their money to get into the market or downsizers!

### Welcome Inside!

- Welcoming **covered front porch** to enjoy you morning cup of Joe.
- **Exposed brick accent wall** as you enter adds character and charm.
- **The open concept living room and dining rooms with crown moldings** offers ample space for hosting family & friends.
- **Sizeable eat-in kitchen** has an abundance of space for casual dining, kids table and then some. Updated backsplash, appliances incl. gas stove, counters and is a great long term project to personalize.
- **Separate back mud room combined with laundry walks-out to the deck and yard.** Space to store strollers & outerwear too. **This area was fully insulated, dry walled & plumbed for future bathroom in 2019,** conveniently the newer washer & dryer can be stacked and perhaps placed in kitchen if desired.
- Walking up to the 2nd floor you will be delighted by all the **thoughtful renovations the seller has undertaken.** **Maple hardwood floors** through bedrooms & hall.
- **Elegant king sized master bedroom with custom walk-in closet with built-ins plus a second separate closet.** Beautiful bay window fills the room with loads of natural light.
- **Lavish 5 piece bath with marble counters, double vanity, huge tempered glass enclosed shower & separate soaker tub.**
- **The 2nd bedroom has been insulated and sound proofed.** Located at the other end of the hallway for optimal privacy, facing backyard.



- **Fantastic lower level apartment new 2013 with 780 square feet of modern sound-proofed space.**
  - o Separate entrance leads into a mud-room combined with laundry area.
  - o 6'8" ceiling height and laminate wood floors throughout.
  - o Large living area with laminate wood floors.
  - o Renovated eat-in kitchen has tons of cupboards and space for a bistro set.
  - o Expansive bedroom plus a massive walk-in closet with built-ins.
  - o Modern 3 piece bath.
  - o Furnace room.

### Approximate Annual Expenses for 2019

**Taxes:** \$3065.00  
**Heating/Gas:** \$1070.00  
**Insurance:** \$1656.00  
**Hydro:** \$1070.00  
**Water/Waste:** \$880.00  
**Lower Level Rent:** \$967.00 (inclusive of utilities) currently on a month to month basis



Vibrant Junction Triangle/ Carleton Village!

**Bedrooms:** 2+1  
**Baths:** 2 (1x5 Piece) (1x3 Piece)  
**Square Footage:** 2195sf (includes all levels)  
**Lot Size:** Irregular (1994 survey available)  
**Possession:** 60 Days/TBA  
**Parking:** Street permit parking available  
**Inclusions:** 2 fridges, 2 stoves, 2 sets of washers & dryers, window coverings, electric light fixtures, hot water tank (owned), bathroom vanity mirrors.  
**Exclusions:** 3 drapery panels on main floor



108 Laughton is conveniently located next to so many amenities and all kinds of cool neighbourhood pockets. Located on the border of the Junction Triangle, just a few doors north of Davenport and south of St Clair Ave West & just a short distance to the Junction neighbourhood known for offering a mix of hipster urban vibe and proud community spirit!

The neighbourhood has attracted the attention of developers zeroing in on it from all sides due to its **close proximity to The Junction, Wallace-Emerson, Dupont/Lansdowne, High Park, the Stockyards** and you get the best of **Corso Italia too! Easy access to the Bloor subway line, UP Express & Roncesvalles.**

There are all kinds of **funky cafes, delicious restaurants, eclectic antique stores, independently owned shops and services on St Clair, Dupont/Annette, Dundas West.** Find convenient big box stores up on St Clair & Keele and the Stockyards shopping centre and quick convenience shopping on nearby **Davenport Road.**

**Lots of local recreation!** Laughton includes many young families, as well as long time residents that are out and about. Only minutes walk to **several fantastic parks** with lots of green space! Just a few doors down is **Wadsworth Park**, smaller and less busy. It's perfect for young children as it contains both a playground, a wading pool and field.

The vast **Earlscourt Park and the adjacent Joseph J. Piccininni (JJP) Community & Recreation Centre** attract residents from the entire St. Clair West district. Their facilities include: an **indoor/outdoor pool, a gymnasium, an artificial ice rink, tennis courts**, a seniors lounge and day care. **The St. Clair/Silverthorn Public Library** has programs for children and preschoolers.

**School District includes public, private, Catholic & alternative schools plus daycares to choose from!** Carleton Village Jr. & Sr. Sports and Wellness Academy, Oakwood Collegiate, Western Tech to name but a few.

Transportation is a snap! **The Davenport bus and St. Clair streetcar connect to stations on the Yonge-University-Spadina subway line. Easy access to the Go Train and UP Express!**

**The West Toronto Rail Path** access is behind Osler Street & it **provides a direct link for pedestrians & cyclists** from the Junction to the Dundas & Lansdowne area. An extension of the Trail all the way down to Liberty Village has received full funding from the provincial and federal governments. Another example of community involvement. There are many main roads with bike lanes including Davenport to get around as well.

**Motorists can be downtown in no time** by way of either Davenport or St. Clair and to the airport in 15-20. Get uptown via Caledonia.

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