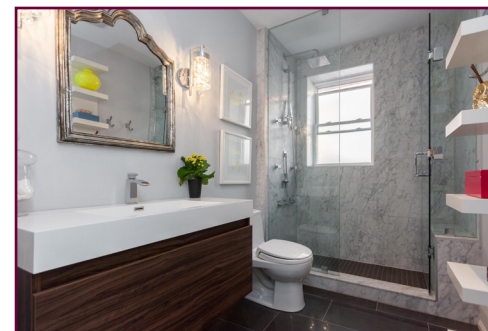




# 128 Evans Avenue

Bustling Runnymede-Bloor West Village



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

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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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Extensively Renovated, Extra-Large Semi in Prime Bloor West!

Meticulously renovated with no corners cut! This super-spacious semi with soaring ceiling height will trick you into believing it's detached. Renovated to create great flow for entertaining and daily family life! You'll enjoy the exceptional space and contemporary style throughout.

Set on a bright, east-facing lot allows for an abundance of light from every room. Designed with only the finest of finishes and fixtures while maintaining the original charm and character of its era! See upgrades and improvements list for the many mechanical updates. The home inspector rated it to be in “above average” condition.

This home truly has it all! Large principal rooms, sleek kitchen design, mudroom, 3 large bedrooms, home office, 2 full baths and a finished lower level.

An incredible large cedar back deck will designate your house as the “place to be” for summer barbeques. The landscaped and fully-fenced yard creates a tranquil and private spot to relax and play with your kids and furry friends.

Located in a premium location of Bloor West Village within walking distance to the subway! Enjoy the best of the best restaurants and shops of Jane and Annette as well as the many specialty shops of Bloor West Village. It's in the most sought after public school district in the area: Runnymede Jr. & Sr. Public School and HumberSide Collegiate! There are also a number of excellent Catholic and private schools nearby.

More Details to Appreciate Inside & Out!

- Attractive curb appeal with a large and welcoming covered front porch where you can sit back and enjoy lazy days.
- The first thing you'll notice when you enter the foyer is the incredible ceiling height and then, the head-turning, gorgeous living room. The design is modern; the original charm is intact.
- Inviting living room features a toasty gas fireplace with marble surround.
- Pristine hardwood floors and large windows allow for lots of natural light.
- Open-concept dining room and kitchen for the ease of hosting your family gatherings and dinner parties.
- Stunning kitchen renovation with quality stainless-steel appliances including a gas stove, marble counters and tiled backsplash.
- “Must have” mudroom with heated slate floors is the perfect spot to warm your feet on those cold and soggy days. Walk-out to the party-sized back deck and yard.

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- Sun-filled second floor with skylight and beautiful hardwood floors throughout.
- Comfortable master bedroom retreat with custom wardrobe closets, built-ins and a cozy wood-burning fireplace with brick mantle.
- Super spacious 2nd bedroom opens to the office/sunroom overlooking the backyard.
- Good-sized 3rd bedroom.
- The luxurious 3-piece bath has a 6 jet shower with marble surround.

- Fully-finished lower level!
- Large family recreation room is the perfect area for movie nights. Little kitchenette with butcher block counters and a built-in wine fridge. High-quality broadloom throughout.
- Stylish 4-piece bath with marble floors.
- Laundry/utility room with front loading washer/dryer and plenty of additional storage space.

Upgrades & Improvements

- 2016 ~ Replaced water main to house
- 2014 ~ Driveway  
~ 6 jet shower in second floor bathroom  
~ Front loading washer/dryer  
~ Replaced hot water tank  
~ Kitchen stainless steel appliances  
~ Wine fridge in lower level
- 2013 ~ Replaced all windows
- 2012 ~ Cedar deck in backyard  
~ Renovated upstairs office/sunroom  
~ Re-shingled the roof and venting of skylight
- 2011 ~ Updated all electrical  
~ Updated all plumbing  
~ Backwater valve  
~ Installed Carrier 2-ton forced air furnace/air conditioning unit  
~ Gas line for BBQ and Stove  
~ Heated main floor mudroom  
~ Kitchen renovation  
~ Renovated upstairs bathroom  
~ Finished basement  
~ Gas fireplace on main floor  
~ Wood-burning fireplace in master bedroom  
~ Hardwood floors throughout the main and second floor  
~ Broadloom in lower level  
~ Gas stove

The

Julie Kinnear

Team

Julie Kinnear

Jennifer Palacios

Holly Chandler

Tyler Delaney

Claire Hartviksen

Guiding you home™

Bustling Runnymede-Bloor West Village!

You could not ask for a better location! Evans Avenue is a quiet, sought-after enclave in the heart of the action, just south of Annette Street, east of Jane and north of Bloor Street.

The street has many families with young and school-aged children. Neighbours are friendly and helpful. A safe, fun-filled community with kids playing road hockey, learning to ride their bikes or just out for a walk with the dog!

Many festivals and events are held throughout the year. There is a June Sidewalk Sale, a July Festival, Ukrainian Festival & Sidewalk Sale, Halloween Festival, Cavalcade of Lights & Christmas in the Village.

Prepare to be pampered...Bloor West Village attracts shoppers from all over the city, with a variety of services, green grocers, bakeries, delicatessens, specialty food shops, cafes and restaurants.

The Junction is close by with all its 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. You'll love the Annette Village Farmer's Market, Patisserie 27 (best croissants in town) the Mad Mexican, COCO, Queen Margherita Pizza, Butcher by Nature, Buddha Pie, and the list goes on. Nearby Dundas West allows easy access to big box shops, Loblaws and the LCBO.

The Stockyards Super Centre is a prime West Toronto retail destination with over 50 retail shops and various restaurants at Keele and St. Clair Avenue West.

Hop on the bus or enjoy a quick 10 minute walk to the Jane Subway station and get your Fitbit steps in.For convenience when driving, it's a quick trip downtown and to the Airport. The Gardiner, Lakeshore Blvd, QEW, Hwys 427 & 400 are all close by.

Located in the highly rated Runnymede Jr. & Sr. P.S & HumberSide Collegiate school districts, plus St. Pius which all attract many families to this neighbourhood. Children can walk safely to school!

Plenty of plush parks surround! Lots of great local recreation! 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.

The Annette Recreation Centre has an indoor swimming pool, gymnasium and a baseball diamond. A little bit east is the Annette Street Public Library which offers programs for adults, children, and preschoolers.

2017 Approx. Annual Expenses	Bedrooms: 3 + Office
Taxes:\$4834.98	Baths: 2
Hydro:\$1560.00	1x3 Piece - 2nd Floor
Heat/Gas:\$780.00	1x4 Piece - Lower Level
Water/Garbage: \$540.00	Lot Size: 20.00 x 114.17 Feet (Irregular see survey)
Insurance: \$2280.00	Parking: Street permit parking
Inclusions: Stainless steel: Fridge, gas stove & diswaser; front-loading washer/dryer, wine fridge in lower level, electric light fixtures, window coverings, hot water tank (rental).	Possession: 60 Days/TBA
	Square Feet: 2145 sq ft (includes the lower level)
	Exclusions:Kitchen cart & pendant light fixture in living room

