



136 McRoberts Ave

Corso Italia Neighbourhood



Check out the YouTube video at 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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Renovated Detached in Corso Italia “Hood”!

Don’t miss this delightful opportunity to buy an actual DETACHED, 2 STOREY home in a thriving neighbourhood just steps to St. Clair and within walking distance to transit, great shopping, parks and restaurants!

If you think you can’t get into the freehold market... well think again! This light, bright and modern home is surprisingly spacious and offers the future potential to add on without having to move if you desire more room as your family grows.

Highlights include:

- **Totally open concept main floor with recently renovated kitchen** - great for entertaining and keeping an eye on young kids
- **Mud room/closet space off the back** - works well when coming in from the car
- **Rare main floor powder room** - nice and private and out of the way too!
- **Gorgeous 3 piece bath on the 2nd floor**
- **Finished lower level with separate entrance** and good ceiling height
- **Up to 3 car parking** - lots of space to build double garage or move up the shed to park more.
- Walk out to bbq deck **plus a large patio** - huge yard for the green thumb, dog & kids play - as well as for putting on an addition
- Numerous mechanical upgrades - **Just move right in!**

Uniquely warm, welcoming and friendly neighbourhood vibe. There are many young kids in strollers, dogs being walked and families of varying ages, always helpful and ready to lend a hand! There is also lots of growth on the street - check out the million dollar semis up the street and fabulous new builds just a couple of doors down!

Amazing combination of location, price & cutting edge space offers outstanding value for singles, professional couples, families, or investment buyers.

Enticing Features Inside & Out

- **Pretty yellow brick exterior façade with a covered porch** for enjoying coffee with neighbours and friends. - Replaced wood columns, banisters and railings on front porch in 2015.
- Convenient separate front foyer with **built-in shoe cubby**.
- **Open concept living/dining/kitchen** on the main level gives great flow for family living/entertaining. Large front facing window fills the space with loads of natural light. Pristine floors throughout and halogen pot lighting.
- **Renovated kitchen with quality stainless steel appliances including a 5 burner gas stove cooktop, quartz counters** and glass tiled backsplash.
- **Back mud room area with a large double closet and a bonus of a main floor powder room.**
- **Enjoy the convenience** of bringing in all your groceries from the car right into the kitchen, not through the living/ dining.
- **Lots of outdoor dining space on the back patio. West facing sunsets and evening light, makes for relaxed evenings with the family.**
- **Bright and light 2nd floor - plenty of natural light and freshly painted.**
- Light coloured laminate flooring and pot lighting throughout the 2nd floor
- **Master bedroom features** large front facing window, **built-in storage and closet.**
- 2nd bedroom overlooks the backyard.
- **Stylish remodelled 3 piece bath** includes slate floors and a glass enclosed shower (2016) with stone surround plus medicine cabinet.
- **Large finished lower level with a separate entrance to the backyard gives lots of options**
 - Open area for a **3rd bedroom**, guest room, teenagers/ grown kids room or in-laws visiting or play room / **recreation room.**
 - 2 piece bathroom on main floor conveniently serves this level or add bathroom and use as a potential income generator/airbnb?
 - Laundry area with built-in shelving and replaced machines in **2015.** Large storage room
 - Separate entrance does not impede on privacy of backyard.
- **Enviably outdoor living space to plant a nice big garden and grow your own veggies. Or play with kids or dog.** Or just sit back soak up the sun and enjoy a good book. Private and tranquil. Laneway is always good for kids street hockey!

Cool Corso Italia Neighbourhood!

Lively and active the **Corso-Italia neighbourhood is a close-knit community** - it’s all about the people! Blessed by its authentic Italian heritage, Portuguese and growing Latin American presence. Heritage and national pride are evident throughout, especially during the World Cup and European soccer championships. The neighbourhood is bounded on the west by the CNR rail racks and to the east by Westmount Avenue.

Corso Italia centres around St. Clair Avenue West where the streets are marked by wrought iron lampposts with an authentic old-world feel. European flair on St. Clair includes Mom and Pop shops, boutiques, fresh markets, bakeries, pizzerias, plenty of gelato, quaint bistros and open air cafes. Nova Era bakery is at the end of the street and Tre Mari - just a block up. Nicknamed “Hollywood North” as there have been many major motion pictures filmed on location here.

The convenient **St. Clair streetcar right-of-way extension allows for easy access to the St. Clair West subway station on the Yonge-University-Spadina subway line. Motorists are within fifteen minutes of downtown** Toronto and are approximately ten minutes from the Allen Expressway which provides commuters with access to Toronto’s major highways.

Amazing local recreation & parks! **Earlscourt Park**, located a block away at the bottom of the street on St. Clair Avenue West, is very popular. This **31 acre park includes a lit artificial turf soccer field, a lit multipurpose sports field and track, baseball diamond, four tennis courts, basketball court, volley ball court, a dog off-leash area, a children’s playground, a wading pool and many walking paths.**

The nearby **Joseph J. Piccininni (JJP) Community Centre** is the bustling heart of the ‘hood - with modern gym and health club, swimming pool, and programming for all ages from pre-school to older adults.

Popular School district! FH Miller Jr. P.S., Carleton Village Jr. & Sr. Sports and Wellness Academy, Oakwood Collegiate, George Harvey Collegiate as well as many Catholic and private schools serving children and teens.

The **Dufferin/St. Clair Library** contains the largest collection of Italian books in the city’s public library system. The **St. Clair-Silverthorn Library** reflects the area’s diverse population by offering books in many languages, including Italian, Greek, and Punjabi.

Caledonia is a great route to access the future Eglinton LRT - as well as Home Depot & big box stores around the **Castlefield Design District** as well as south towards Bloor, the Junction and downtown.

Toronto Life named Corso-Italia as a top up and coming neighbourhood, ranked **5th Fastest Rising Property Values and 17th in the Ultimate Neighbourhood Rankings!**

Upgrades & Improvements

- 2017

~Freshly painted
- 2015

~ Dry walled ceilings and walls in lower level

~ Capped stairs to lower level and replaced railings

~ Reinforced first floor support

~ Installed new floors on living/dining/kitchen

~ Replaced wood columns, banisters and railings on front porch

~ Replaced washer & dryer
- 2013

~ Carpeted main stairs and installed railings

~ Installed built-in shoe drawer unit in front hallway

~ New shed in backyard

Bedrooms: 2 + 1	Baths: 2 (1x2 Piece on Main Floor) (1x3 Piece on Second Floor)	Possession: 30-60 Days/TBA
Approx. Annual Taxes: \$3804.49 (2016)	Lot Size: 18.00 x 132.00 Feet (no survey available)	Square feet: 1275 square feet (including the lower level)
Parking: Laneway parking - can fit up to 3 cars if you move the shed forward.		
Inclusions: Stainless steel: Gas cook top, wall oven, fridge and built-in dishwasher; washer, dryer, window coverings, electric light fixtures and garden shed.		

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