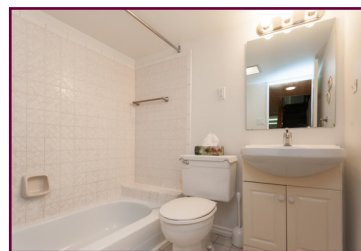
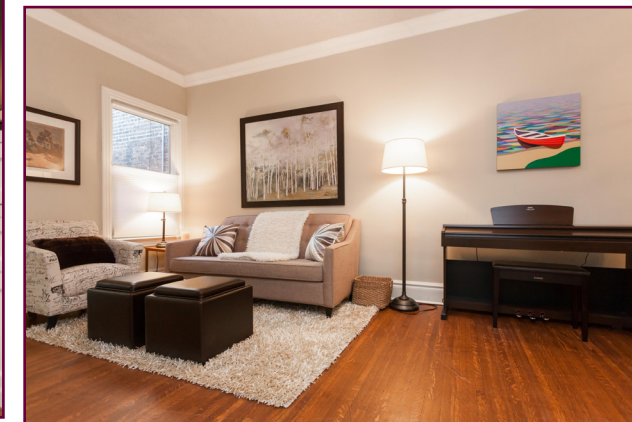


164 Garden Avenue

Beautiful Roncesvalles Village



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@juliekinneer.com ♦ www.juliekinneer.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
Top 1% in Canada - by referral only™

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Jennifer Palacios
Holly Chandler
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Guiding you home



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Family Friendly Roncy Home ~ Steps to All the Action!

Pretty, 3 bedroom, 2 full bath end of row (like a semi) on sought after Garden Avenue in a priceless Roncesvalles location.

Over 1800 square feet including the finished lower level features a convenient separate entrance currently set up with a recreation room plus 4 piece bath and kitchen = Special opportunity for all you savvy buyers!

- ~ Live in while gaining rental income from the lower level
- ~ Ideal nanny/in-law or guest suite
- ~ Great space for a growing teen or simply use for your own pleasure

Amazing, outdoor living space and re-built back deck for entertaining! Beautiful pear, red bud and red maple trees along with the cedar hedge provide for plenty of privacy, shade and tranquil views.

Detached 1 car garage (with hydro) off the back laneway.

Excellent combination of spacious principal rooms, location and upgraded mechanicals make this the ideal move-up home.

Located in the heart of all the action, just half a block to Roncy or Sorauren! In the popular Fern Jr. & Sr. school district, this trendy area has been voted as one of the best neighbourhoods to live in Toronto.

Enjoy being surrounded by friendly and courteous neighbours that really love where they live! A true sense of pride, ownership and a magical environment to raise your family!

A Sneak Peak Inside:

• Pretty curb appeal and a welcoming “olde” fashioned covered front porch to enjoy greeting the kids at Halloween, or a coffee with your neighbour.

• Exposed brick accent wall that runs up to the 2nd floor is an example of some of the alluring, original character and it reveals brick between the homes as a sound barrier.

- Front hall to store coats & boots

Bedrooms: 3			Baths: 2 (1 x 4 Piece on 2nd Floor) (1 x 4 Piece Lower Level)	
Approx Sq. Ft: 1830 square feet (includes the finished lower level)			Parking: Detached 1 car garage off back laneway	
2015 Approximate Taxes: \$3950.00	Hydro: \$1980.00	Heating/Gas: \$1276.00	Water/Waste & Sewer: \$1070.00	Insurance: \$1014.00
Lot Size: 14.67 x 118.00 Feet (Survey available)			Possession: 90 Days/TBA	
Inclusions: 2 fridges, gas stove on main floor kitchen, stove in lower level, dishwasher, washer, dryer, window coverings, electric light fixtures, hot water tank (rental)				

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• Elegant living room opens to the gracious dining room! Nice high ceilings, hardwood floors & crown mouldings

- Space for a piano!

- Sun-filled eat-in kitchen with a walk-out to the back deck and yard
 - Built-in breakfast bar & table
 - New ceramic backsplash & tiled floors for easy cleanup
 - Gas range for the chef & ample cupboard/counter space
 - Easy entertaining indoors and out

• Spacious master bedroom has no lack of closet space! Double closet with sliding doors + additional closet and a built-in banquette with storage. A nice spot to sit and enjoy the peaceful views overlooking the front yard.

- The 2nd bedroom has a closet, laminate floors and a window facing the back

- The 3rd bedroom with berber carpet overlooks the backyard

• 4 piece family bath and a large separate linen closet off the hallway

- Functional finished lower level!
 - Separate entrance walks-out to the front yard
 - Family sized recreation room with laminate floors and a large storage closet
 - Good sized kitchen with full appliances and a pantry closet
 - 4 piece bath
 - The laundry room is located right when you walk in so you can easily lock off the rest of the lower level if you were to use this space for rental income so both main and lower units could access the laundry.

Upgrades & Improvements

2016 ~ New kitchen backsplash

2014 ~ Re-shingled the entire roof

2012 ~ Deck in backyard
~ Basement east wall waterproofing and laminate floor installed

2011 ~ Addition to backyard fence
~ Custom-built entertainment unit in family room

2010 ~ Re-built the front porch and foundation underneath
~ Added crown moulding in living/dining rooms
~ High efficiency forced air gas furnace
~ Window seat with storage and closet in the master bedroom

Misc: ~ All updated wiring - no knob and tube, central air conditioning, thermopane windows

Vibrant Roncesvalled Village!

As they say “location location location”! 164 Garden Avenue in a prime spot in the centre of the neighbourhood west of Sorauren and just east of Roncesvalles! The proximity of being halfway up Roncesvalles helps to access all of the area amenities!

The vibrant neighbourhood of Roncesvalles Village is a mix of old world style and modern gentrification. Family-friendly and blessed with excellent transportation routes plus a varied commercial shopping district, this area also boasts parkland & recreational opportunities within walking distance.

Enjoy the tree-lined streets, laneways for kids play, and the mix of ages & diverse backgrounds of the residents that enchant and delight all those who live here! There is an annual laneway party between Garden & Galley, (lane has recently been repaved).

Roncesvalles Avenue underwent years of construction to establish a show piece pedestrian/eco friendly boulevard a pioneering example for Toronto for safe TTC access and a thriving green space on a main city street. There is an active residence association working hard with the City to continually enhance the community.

Shopping a plenty! Variety of chic restaurants and gourmet stores rub elbows with traditional Polish delis, coffee shops, professional and personal care services, family businesses, churches & schools.

Stroll to such neighbourhood mainstays as Mitzi’s Cafe, Qi Natural Foods, Scooter Girl, Dresser’s, Pollocks Home Hardware, as well as Cherry Bomb, Rowe Farm, Revue Theatre, , Phil’s ice cream, The Chocolateria, Mabel’s, Hugh’s Room and Sobeys (conveniently open till midnight!) and much more!

Sorauren Park has an amazing Monday’s farmer’s market, and enjoy the highly touted new restaurants like Hopgoods Foodliner, Barque Smokehouse, Ace Restaurant & The Westerley! There are plenty of cool restaurants & shops on Queen West like Local Kitchen & Geraldine’s within walking distance as well.

Easy access to large scale stores near Dundas/Bloor including Loblaws, LCBO & Shoppers Drug Mart. Only a few blocks from the refurbished massive St. Joseph’s Hospital.

Attention families and dog owners! The entrance to the young children’s’ playground on the south west corner of Sorauren & Wabash is just a couple of blocks away! Sorauren Park is the neighbourhood gathering spot for kids play, tennis, soccer league, an official enclosed off-leash dog area, the pumpkin patch after Halloween, an outdoor skating rink plus the Wabash Centre & new Town Square.

Fans of the great outdoors will appreciate being able to walk to High Park/Grenadier Pond & the 399 acres of public parkland including an outdoor theatre, playgrounds, local zoo picnic grounds, lengthy off-leash areas, flower gardens a historic museum, and plenty of sports options. Easy access to Lake Ontario to cycle, blade, run or walk along The Martin Goodman Trail.

Desirable neighbourhood schools attracts many families with school age children – Fern Avenue Jr & Sr PS, St. Vincent de Paul Catholic School, Parkdale Collegiate, High Park Alternative Jr., High Park Gardens Montessori School to name a few.

Go Green! Get downtown in minutes – easy access to Dundas West/ TTC Subway on the Bloor-Danforth line. 20 minute walk to GO train station and airport UP Express. Streetcars on Roncy via Queen, King or Dundas take you straight downtown.

Get in and out of the city in minutes with easy access to Lakeshore Boulevard West and the Gardiner.

