



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.

The Julie Kinnear Team  
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Guiding you home



## 175 Maria Sreet The Junction



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175 Maria Street, Toronto

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Fabulous Semi in Hip Junction!

- Surprisingly spacious 2 bedroom, 2 bathroom fully modernized home with outstanding yard plus 2 car parking!
- Attention 1st time Buyers! Located on the sunny south side of a great street. An ideal ‘hood’ to get into while you still can and watch your investment grow!
- The Junction is one of the hottest neighbourhoods in Toronto. The revitalization continues as the coolest indie shops and services open. Even The New York Times has raved about it!
- Light & bright & airy! Preferred open concept main floor plan with eco friendly bamboo floors throughout
- Entertain in the extended open upgraded kitchen and main floor family room. Features gas range, full size newer appliances & subway tiled back splash.
- Walk-out from kitchen to the landscaped interlocked path & outdoor flagstone patio.
- Main floor family room addition is a rare find! Built-in electric fireplace adds warmth & a cosy ambiance! Picture windows overlooking the garden flood the space with natural daylight.
- Upstairs features 2 bedrooms with wood floors & closet organizers & sleek renovated 4 piece family bath
- Lower level includes the guest 4 piece bathroom, plus open area fits a home office and a large laundry area with ample storage space
- Detached oversized 1 car garage via laneway has hydro running to it. Features skylight and loads of extra room for bikes, or motorcycle, gardening supplies etc.
- Tranquil deep lot, with outdoor gardens for the green thumb. Wood privacy fencing surround is safe for kids & pets play.
- The sellers have loved the great community spirit that the Junction has to offer with so many recreation centres, farmers market, libraries and local activities. Great school district.

The Trendy Junction!

Family-friendly tree-lined street with amazing neighbours and lots of children creates a warm vibe & community feel!

Located in a quiet pocket of homes yet steps to all the action & any of your shopping needs!

Dundas West features the funky Junction cafes, delicious restaurants, eclectic antique stores, independently owned shops & weekly farmer’s market in the summer. Find convenient big box stores up on St Clair.

Every September a five-block section of Dundas Street West, between Keele Street and Quebec Avenue, closes for the Junction Arts Festival a five-day jamboree of music. It drew 260,000 people last year! (www.junctionartsfest.com).

Plenty of parks surround! Maria Street parkette just down the street @ 240 Maria is super convenient for toddlers/moms to meet and play! As well as Malta & Vine Parkette’s. George Bell Arena is nearby, as well as the splash pad & playground in Runnymede Park.

Easy access to Lake Ontario & The Martin Goodman Trail. Easy access to the lush Humber River paths & green space too!

Popular school district! Walk to the highly rated Annette Jr & Sr P.S with community centre attached, and HumberSide Collegiate. High Park alternative and many Catholic, French & specialty schools all in the area..

Well served by the TTC. There are several bus lines along Dundas Street West & Runnymede connecting passengers to the Dundas subway station via the Bloor/Danforth & Yonge lines.

Motorists can be downtown or the Airport in short order. Enjoy the convenience of being located only minutes away from the Gardiner Expressway, QEW, 427 and the 401

Upgrades & Improvements

- 2013 ~ New closet organizers in the master bedroom
- 2011 ~ Shingles on garage & addition
- 2011 ~ New eavestroughs on house & garage
- 2011 ~ New stove & fridge
- 2010 ~ Professional landscaping
- 2010 ~ Crown mouldings on main floor
- 2010 ~ Painted the entire exterior of house
- 2008 ~ New washer and dryer

Circuit breakers & updated wiring  
Thermopane windows & newer metal exterior doors  
Forced Air Gas Furnace  
Central Air Conditioning

Bedrooms: 2	Baths: 2 – 1x4 Piece Second Floor 1x4 Piece Lower Level	Lot Size: 15.27 x 129 Feet	Possession: 60 days/TBA
Parking: Oversized detached garage off the rear laneway ~ parking for 2 cars		Approx Sq. Ft: 1300 (includes lower level)	
Approx. Annual Expenses 2013: Taxes: \$2117.00 Hydro: \$711.71 (\$59.25/month) Heat/Gas: \$1044.00 (\$87/month) Water: \$425.80 Insurance \$840.00			
Inclusions: Fridge, gas range, built-in dishwasher, washer, dryer, window coverings, electric light fixtures, hot water tank (rental), closet organizers, electric fireplace . Exclusions: Drapes & free hanging mirrors			

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