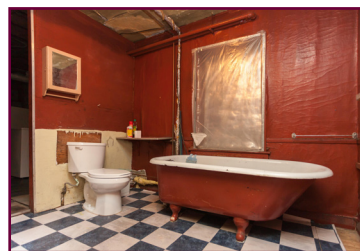
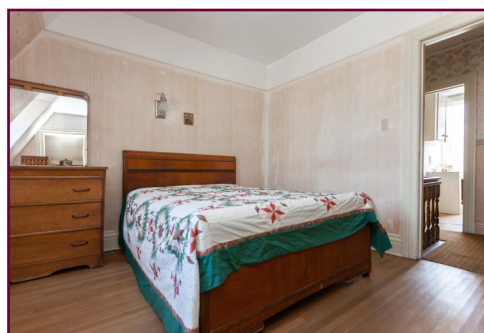




## 19 Wanda Road Glorious High Park!



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  
Top 1% in Canada - by referral only™

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Jennifer Palacios  
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Guiding you home



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19 Wanda Road, Toronto

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High Park Opportunity on Big Lot!

Lots of potential to make this your forever home in this **detached 4 bedroom century house** that has been lovingly cared for by the **same family for the past 60 years**.

Ideally set on a **south facing** rare **extra wide 40 foot lot** with a spacious yard in back to add on to, that leaves plenty of area for dog & kids play, as well as set apart from neighbours on either side. **Private drive offers parking for 2 cars!**

Located on one of **High Park North’s most sought after streets - very quiet, hidden and child friendly!** Yet nearby: subway, UP, GO Train, Bloor St. W., and surrounded by excellent schools, parks, shopping and long-time supportive neighbours. **Enjoy the amenities in the Junction, Roncesvalles & Bloor West!**

This wide **2 storey home** offers original **character and charm** with plenty of living space including the above grade **lower level with a separate walk-out to the backyard**.

**Live in, or renovate and design your dream home!** Numerous **mechanical upgrades include the wiring and preferred gas boiler (2009), with even, radiant style heating.**

Features of the Home:

*Oversized “olde” fashioned covered front porch and sunny south-facing back garden with a pretty pear tree! Lovely front and rear yards for the green thumb in the family.*

Main Floor

- **Double door entry** leads into the convenient **front foyer**
- **Inviting large living room** with a **decorative mantle, double French doors** and a picture window overlooking the front yard.
- **Character filled dining room** will accommodate extended family gatherings. **Enjoy the sliding pocket doors, coffered ceiling and built-in banquette seating**
- **South-facing sun filled kitchen** has ample cupboard space
- **Hardwood floors throughout**

Second Floor

- Comfortable upper landing with a **stained glass window**
- Large bedroom with a **walk-out to a private balcony** overlooking the serenity of the backyard.
- The **2 front facing bedrooms are almost identical in size** with a closet each and hardwood floors
- The **4th bedroom** would be a great nursery with a sink already in place for baby clean up, or extend the bathroom.
- **3 piece bath with old fashioned claw foot tub.**

Bedrooms: 4	Baths: 2 (1 x 2 Piece Lower Level) (1 x 3 Piece on 2nd Floor)	Possession: 30-45 Days/TBA
Approx Sq. Ft: 2330 (includes lower level)	Parking: Private drive parking for 2 cars	
2015 Approximate Taxes: \$4098.00	Lot Size: 40.00 x 100.00 Feet	
Inclusions: All kitchen appliances, washer, dryer, electric light fixtures, ceiling fans, window coverings, hot water tank (all in "as is" condition)		

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Lower Level

- Large lower landing area
- **Recreation room** with built-in shelves
- **Spare bedroom** with a double closet and **sliding doors that walk-out to the back garden**
- **2 piece bath with claw foot tub**
- Storage room
- **2nd side entrance.** Potential to convert into a nanny suite or income.
- Laundry/utility room with lots of extra storage space

Glorious High Park!

**Location! Location! Location!** A leafy, quiet, family friendly pocket just south of Glenlake Ave, north of Bloor St and on the east side of Keele in one of **Toronto’s most popular neighbourhoods!**

Just a couple blocks to famed **High Park with its 399 acres of public parkland** including off-leash dog trails, hiking trails, outdoor theatre, zoo, tennis, hockey, baseball, picnic grounds, flower gardens, historic museum, restaurant, regular farmer's market, children’s playground plus the nearby **Howard Park Tennis club.** **High Park’s sports facilities** include tennis, baseball, soccer, lawn bowling, swimming, and skating!

Explore the bonanza of nearby **recreation sites** by bike or on foot: **Chelsea Park, Park Lithuania** for little ones (splash pad, tobogganing, Jungle Jim & soccer/baseball fields), **Keele Community Centre** with swimming pool, the **Waterfront Trail (Part of the extensive Martin Goodman Trail along Lake Ontario),** and the Western Railpath that is a safe bike path to downtown!

Located in the catchment of an array of highly regarded schools including the coveted **Humberside Collegiate** as well as Keele Street P.S., plus a variety of other quality schools including Mountview Alternative Jr., High Park Alternative Jr., High Park Gardens Montessori School, Bishop Morrocco/Thomas Merton Catholic S.S., and Western Technical-Commercial School.

**Go green!** Enjoy the proximity to the Bloor-Danforth subway line, literally just a couple of blocks walk to Dundas West Station (which also conveniently connects to the GO lines & UP Express to Toronto Pearson Airport).

Driving is a quick trip downtown or out of town via **Hwy 400, Gardiner, QEW and the Airport.**

**Shopping with many options!** Convenience on Bloor St. West, Roncey, Junction, as well as the big box stores up Keele by St. Clair.

Enjoy **Roncesvalles Avenue** just a few blocks south for everything from hip restaurants to the cool revived Revue Cinema, as well as the convenience of Loblaws, LCBO, Shoppers etc around Bloor/Dundas.

The **trendy independent Junction shops** and action is just a few blocks north west. Nearby **Bloor West Village** offers an array of fruit markets, European delis/bakeries and specialty stores.

Upgrades & Improvements!

2010

- Sun room roof redone

Approx. 2009

- New high efficiency gas boiler and electric water heater

Approx. 2008

- Knob and tube wiring removed/replaced. Galvanized pipes removed/replaced. Most eavestroughs removed/replaced

Previous

- Some thermopane windows

