



## 219 Donlands Avenue East York



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

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The Julie Kinnear Team  
Top 1% in Canada - by referral only™

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Guiding you home



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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219 Donlands Avenue, Toronto

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Danforth Detached!

A traditional home with contemporary style! Fantastic opportunity to move into a detached, 2-storey updated home in a premium pocket of East York. Friendly neighbourhood surrounded by excellent shopping, restaurants, schools and TTC! Move just in time for the taste of the Danforth!

Beautifully renovated kitchen, front-facing enclosed sunroom, large principal rooms, 2 well-proportioned bedrooms, 2 full bathrooms, finished lower level with a recreation room, 3-piece bath and office area. On top of all that, there is parking and a large outdoor space for entertaining and gardening!

Ideal home for small families, couples, singles, down-sizers and first-time buyers looking to get into the market!

Features Inside & Out!

~ Sunny enclosed front porch with 3 large windows! A cozy spot for morning coffee and sunset cocktails. Also, it's a convenient space for outerwear, shoes and strollers.

~ Gracious living room boasts character and charm. Decorative fireplace & mantle, stained glass windows, wainscotting, wood trim, pot lights and crown mouldings.

~ Elegant dining room to host all your dinner parties and family gatherings.

~ Contemporary kitchen renovation (2014-15) complete with granite counters, stainless steel appliances, glass-tiled backsplash and high-quality, wood laminate floors.

~ Sliding glass doors walk out to the back deck and patio from the kitchen. Ideal for al fresco dining and summer fun.

~ King-sized master bedroom retreat! Attention shopaholics – fall in love with the wall-to-wall custom closets & built-ins. Modern barn-style door and 3 pretty front-facing picture windows.

~ Spacious second bedroom is ideal for a child's room, nursery, guest room or home office.

~ 4-piece lavish family bath with stone tiled floors and backsplash surround

~ Modern Glass and Oak railings and large linen closet.

~ Fully-finished lower level is that perfect amount of extra living space that everyone wants and needs.

~ Recreation room, open office area, 3-piece bath, huge storage room and laundry room with additional storage space.

Bedrooms: 2	Baths: 2 (1 x 4 Piece 2nd Floor) (1x 3 Piece Lower Level)	Possession:30-60 Days/TBA
Approx Sq. Ft: 1505 (Includes Lower Level)	Lot size: 19.67 x 90.00	Parking for 1 car, mutual drive
2014 Approximate Annual Expenses:	Taxes: \$2750.00	Hydro: \$540.00 Heating/Gas: \$700.00 Insurance: \$1092.00
Inclusions: Stainless steel fridge, stove, exhaust hood & built-in dishwasher, front loading washer/dryer, electric light fixtures, window coverings, hot water tank (rental).		

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~ High-quality, dark wood laminate flooring throughout all 3 levels.

~ The walk-out to the back deck & parking area is ideal for carrying in all your groceries from the car.

~ Parking is via a wide mutual driveway. The friendly neighbour is agreeable to the shared use of the mutual drive 6 months/ 6 months, if front parking is preferred. The elegant front gate is perfect for keeping kids and pets safe.

Coveted Community!

Situated south of Mortimer and north of Sammon Avenue just north of the Danforth ~ A convenient location in this family friendly Danforth Village neighbourhood of East York!

Supportive community spirit makes this an ideal location in which to put down roots.

Enjoy all the local shopping & variety of restaurants along the Danforth. There is a diverse mix of Mom & Pop grocery stores, fruit & veggie markets and some of the best bakeries! A special shout-out to Marvel Coffee Co. at 6 Donlands Ave. We love you!

Recreational activities abound! For those into sports, biking or walking the dog, look no further than Dieppe Park, complete with a Splash Pad, the East York Community Centre (Pape/Cosburn) or Taylor Creek Park.

The popular Monarch Park is a couple blocks south featuring a variety of recreational facilities including an artificial ice rink, a wading pool, outdoor swimming pool with a waterslide & off leash area for dogs!

Nearby Toronto Public Libraries, at the East York Community Centre or at Pape and Danforth, offer children's programs and internet workstations.

Well-regarded schools include the popular Danforth Collegiate, Holy Cross Catholic School, French programs at RH MacGregor Elementary & Le Mosaique School plus Cosburn Middle School & East York Collegiate.

Attention hospital workers! Convenient access to Toronto East General Hospital!

Transportation is a snap! Just a 10 minute walk to Donlands Station on the Bloor

Danforth subway line. There is also a Go Train station at Danforth & Main.

Motorists can be in & out of the city in just minutes. Amazing access to the Don Mills entrance of the DVP off of O'Connor! Easy access to downtown, Lake Shore Blvd and Gardiner!

Upgrades & Improvements!

2015

- ~ Deluxe, gourmet kitchen renovation (2014-15) complete with granite counter, stainless-steel appliances and new flooring.
- ~ Wall-to-wall custom closet with sliding doors, barn-style modern door installed in master bedroom.
- ~ High quality oak & wood glass railings with stainless-steel clips and a contemporary design.
- ~ Replaced all interior doors and frames including 1st floor hallway window.

2013

- ~ New vinyl siding
- ~ New flat roof

