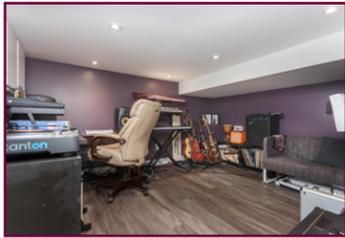
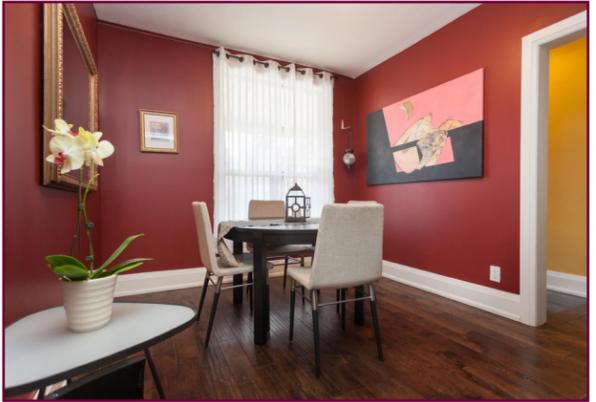




22 Royal Street

Popular West End Location!



Check out the YouTube video at www.LovelyTorontoHomes.com

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Top 1% in Canada - by referral only™

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Jennifer Palacios
Holly Chandler
Tyler Delaney

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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Renovated, Sun-Filled Semi!

Opportunity knocks for 1st time buyers to move into this trendy, carefully renovated and spacious semi-detached! Move-in ready in a superb and safe neighbourhood which is close to the rapidly expanding and hot neighbourhood that is the Junction!

Located on a quiet, dead-end street with children of all ages where there is almost always a game of basketball, road-hockey or other street games happening. Gaffney Park biking/hiking/walking trail at the end of the street for all you nature enthusiasts!

2 + 1 bedrooms, 2 gorgeous new baths, waterproofed, finished lower level with a recreation room and sound proof bedroom/music studio! Front pad parking for 1 car plus street permit parking.

Superb outdoor living space includes a large back deck, patio and fully fenced-in yard. Optimal privacy and a secure spot to let your dogs roam, kids play or enjoy drinks and al fresco dining! The backyard is west-facing which is ideal for gardening and enjoying sunsets.

This superb location is a short distance to the Junction and Bloor West Village shopping districts as well as the Stockyards Shopping Centre! Very easy access to the subway, a multitude of parks, recreation centres, golf courses, biking and hiking trails!

Excellent school district with many kids on the street attending High Park Alternative School.

Welcome Inside

Large covered front porch is the perfect spot to relax with a morning cup of coffee or an evening glass of wine and catch up with neighbours passing by.

The spacious living room is an ideal space for family times and time with friends. Note that it can accommodate a massive sectional! You'll never want to leave. The formal dining room has beautiful hardwood floors and is a comfortable place to gather. The entire main floor is an amazing place to entertain.

Cook, eat & play in the newly renovated, sun-filled kitchen with a walk-out to the back deck and garden. You'll love the high quality quartz counters, ample cupboard/counter space and stainless-steel appliances.

Large master bedroom sanctuary has an abundance of space! Front-facing window seat, built-in closets in addition to the original closet and hardwood floors.

Good-sized 2nd bedroom overlooks the back yard with hardwood floors and a closet.

Recently renovated and lavish 3-piece bath, glass enclosed shower with custom glass & marble tile surround

Fully finished waterproofed lower level is that extra space that everyone needs! Family-sized recreation room with laminate flooring. Sound-proofed spare bedroom/home office or studio (the choice is yours). Decadent recently renovated 4-piece bath with soaker tub separate laundry area nicely tucked behind closed closet doors. Furnace room and utility room.

Popular West End Location!

Royal Street is conveniently located just north of St. Clair Avenue west, in close proximity to the Runnymede station of the Bloor subway line via the nearby Runnymede bus stop.

The vibrant neighbourhood is a mix of old world and gentrification. Family-friendly and blessed with excellent transportation routes plus a varied commercial shopping district.

The Junction is just a 10-15 mins walk away and is considered one of the hottest neighbourhoods in Toronto. Enjoy all the trendy coolness of the Indie bars, coffee shops, restaurants, design shops and the Sweet Potato Organic Market! It seems there is a new restaurant or shop opening up every few weeks. You will also enjoy the shopping and dining of Bloor West Village featuring many specialty shops, fruit markets, European delis/bakeries and fantastic restaurants. The Annette and Jane area which is just steps away, is a foodie's delight. Patisserie 27 (best croissants in town) the Mad Mexican, COCO, Queen Margherita Pizza, Butcher by Nature, Buddha Pie, and the list goes on. Nearby Dundas West allows easy access to big box shops, Loblaws and the LCBO.

The Stockyards Shopping Centre at Weston & St Clair will make your errands a one-stop-shop event.

For those who love the great outdoors, the area provides wonderful opportunities for hiking, biking, and blading along the beautiful Black Creek Valley. Parents and pet lovers will delight in the safe, abundant recreation opportunities afforded by the many parks in the area. Enjoy the creek's natural beauty while strolling the paved walkway through Black Creek Park off Rockcliffe Boulevard, marvel at the panoramic valley views from Gaffney Park, or indulge your passion for sports at the nearby soccer fields used by the West End United Soccer Club.

Two parkettes and a fast-flying tobogganing hill are conveniently located at the end of the walking trail off Royal Street for the ultimate in child's play and where adults can feel like a kid again too! The Dave Appleton Community Centre on Pritchard serves the community with popular activities & games nights, dances, and workshops.

Great school district! The highly rated High Park Alternative School is very popular with families in the area. George Syme C.S. (which has French Immersion), Rockcliffe M.S., Runnymede Collegiate, as well as many Catholic, private and alternative schools close by.

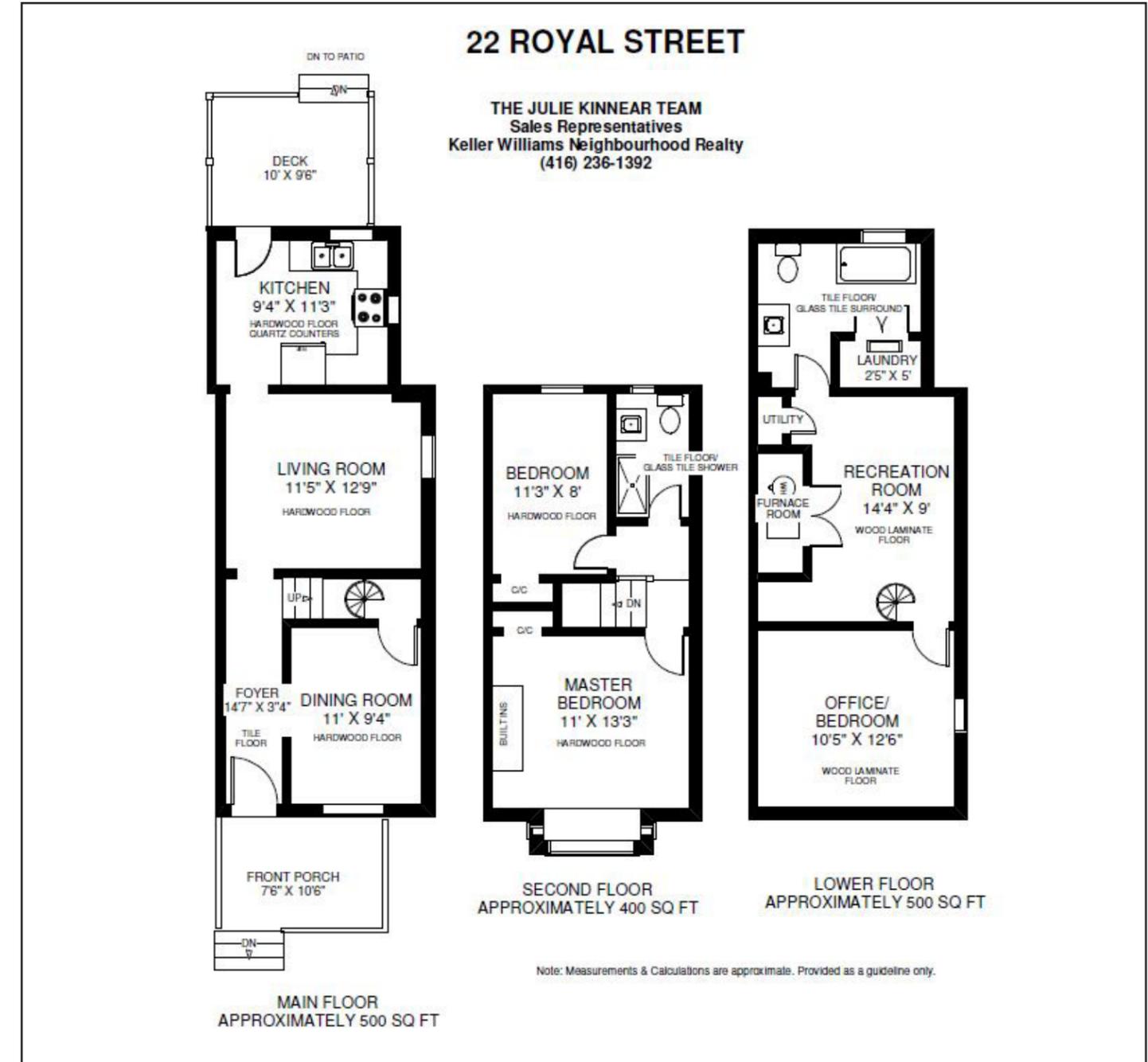
Go Green! Get downtown in 20 minutes with bus lines on St. Clair & Runnymede connecting your to the Bloor-Danforth-Yonge subway lines.

There is a multitude of car & bike share programs that are really convenient & popular in the neighbourhood. The West Toronto Rail Path provides a direct link for pedestrians and cyclists all the way downtown! A biker's paradise of a score of 90/100!

Upgrades & Improvements

2016 ~ Re-shingled roof
~ Washer/dryer

2014 ~ Furnace/central air conditioning
~ Kitchen appliances
~ Plumbing/electrical



Bedrooms: 2 + 1	Baths: 2 (1 x 3 Piece on 2nd Floor) & (1 x 3 Piece in Lower Level)	
Approx Sq. Ft: 1400 square feet (includes lower level)	Possession: 60 Days/TBA	Lot Size: 16.25 x 94.5 Feet
Parking: Front pad parking for 1 car	Inclusions: : Fridge, stove, washer, dryer, window coverings, electric light fixtures, hot water tank (rental).	
Approximate 2016 Annual Expenses:	Taxes: \$2300.00	Hydro: \$1200.00 Heat/Gas: \$1600.00 Water: \$1000.00 Insurance: \$700.00

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