



26 Afton Avenue, Toronto

Hot City Location in Beaconsfield Village!

- ♦ Located just west of Ossington, north of Queen Street West and south of Dundas Street West **26 Afton is a prime location in central downtown Toronto.**
- ♦ Friendly and courteous neighbours are always willing to help each other. You will really enjoy the vibe and sense of community spirit.
- ♦ **The booming location of Beaconsfield Village has been designated by the Toronto Historical Board for its magnificent collection of Victorian houses.**
- ♦ Endless reasons to love this amazing location and all it has to offer. **No need for a car!** Walk to some of the **trendiest shops and restaurants along Ossington, Queen Street West or Dundas West.**
- ♦ **Shopping a plenty!** The colourful Rua Acores shopping district on Dundas Street West, is brimming with Portuguese restaurants, **fresh fruit & vegetable markets**, mouth watering bakeries and an assortment of gift shops.
- ♦ **Hipster Queen Street West** is an eclectic mix of small clothing boutiques & shops, and one-of-a-kind cutting-edge galleries mixed in with café's and the historic Drake & Gladstone Hotels.
- ♦ Lots of local recreation! **The McCormick Recreation Centre** at 66 Sheridan Avenue, and the **Trinity Community Recreation Centre**, at 155 Crawford Street, **both have an indoor pool, a gymnasium, a weight room, and a games room.** McCormick also has an **indoor Arena** that offers a variety of skating programs. The McCormick playground features a tot park and a wading pool.
- ♦ **Plenty of parks including the amazing Trinity Bellwoods Park & Dufferin Grove Parks** and only a few minutes from **Toronto's waterfront including Martin Goodman Trail.**
- ♦ **Go Green! A "transit rider's paradise"!** Hop on the #505 Dundas St West or #29 Dufferin Streetcars in mere minutes and be anywhere you want to be in the city.
- ♦ The Dufferin and Ossington buses connect passengers to their respective stations on the Bloor-Danforth subway line, while the Queen and Dundas streetcars connect passengers to the Yonge-University-Spadina subway line.
- ♦ 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!
- ♦ **Motorists can be downtown in minutes** and are approximately five minutes from the Gardiner Expressway.
- ♦ **Great school district!** Alexander Muir/Gladstone Ave Jr & Sr Public School, Bloor Collegiate, Senhor Santo Cristo Catholic School as well as many private & alternative schools.

Upgrades & Improvements

- 2013: Kitchen** - New cabinets, granite counters, sink, backsplash, lighting & new Bosch stainless steel fridge/freezer with water machine
- 2012: Re-shingled the roof**, Entire house painted, Installed new light fixtures
- 2011: Improved water main to street**
- 2010:** New central air conditioning, Installed water shut off valve to backyard

Check out the YouTube video at
www.LovelyTorontoHomes.com

Renovated Victorian!

Attention 1st time buyers & anyone moving up from a condo!

- ♦ This super chic renovated circa 1890's Victorian home is situated on one of the prettiest most quaint and quiet streets in the 'hood!
- ♦ Originally a 3 bedroom converted to 2 it makes room for the luxurious spa bathroom plus 2nd floor laundry!
- ♦ Retaining classic character and period charm enjoy all the modern day conveniences combining the best of the old and new!
- ♦ **Impressive soaring ceilings**, original stained glass windows, hardwood floors throughout, many of the original deep baseboards & mouldings plus halogen potlights.
- ♦ Upgraded mechanicals include **thermo-pane windows & updated wiring, nearly new central air, water main to street, roof**
- ♦ Pretty formal dining room for cosy dinner parties, or entertain in the pretty "English garden" yard in summers.
- ♦ **Newly renovated chef's kitchen!** Gleaming granite counters, top of the line stainless steel oversized fridge, gas stove, subway tiled backsplash, tiled floors, "loft style" beamed ceiling, plenty of cupboard space.
- ♦ **Spacious master bedroom features 9' ceilings, double closet with built-ins.**
- ♦ 2nd bedroom is slightly open concept with unique "period style" hanging window divider. Ideal guest bedroom, kids room or home office.
- ♦ **Retreat to the elegant and expansive bath.** Highlighted by granite counters, **separate glass enclosed shower, plus jetted soaker tub** with granite surround, ample built-in custom cabinetry and halogen lighting.
- ♦ **Large fully open basement from front to back of house is convenient for storage, and larger 2nd set of laundry.** Could be dug out & finished for another full level of living space.
- ♦ **Front yard landscaping has many stop to admire the Japanese evergreen!**
- ♦ **Walk-out to the tranquil low maintenance stone patio and garden oasis.** Private and fully enclosed safe for pets & kids play! **Easily accessed from right of way at back – for moving large items in and out.**
- ♦ **Real opportunity to own a freehold property, in the fabulous Beaconsfield neighbourhood, steps to the Ossington strip and Queen West, while you still can!**



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The Julie Kinnear Team
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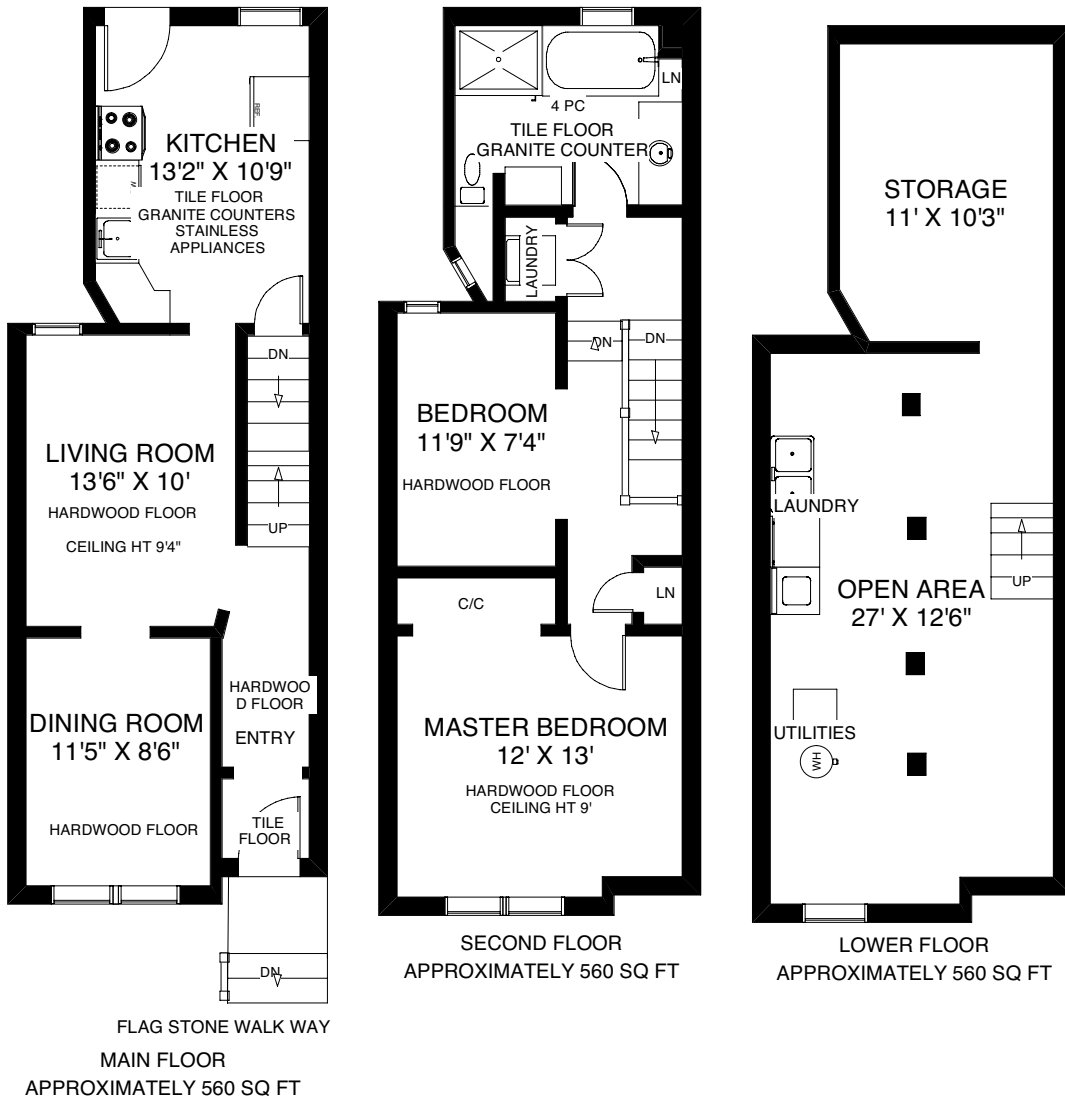
Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



26 Afton Avenue

WALK OUT TO
STONE PATIO



Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.

Taxes 2012: \$2650	Approx Sq Ft. 1680 (Includes lower level)	Possession: 60 days /TBA	Bedrooms: 2
Baths: 1x4 Piece – 2nd Floor	Hydro: \$1000	Heat/Gas: \$960	Insurance: \$1200
Lot size: 13.58' x 70' – Right of Way at rear of property after lot line accesses laneway for easy moving.			Parking: Street permit parking
Inclusions: Stainless steel Bosch fridge with bottom freezer drawer and ice maker (2013), stainless steel built-in Bosch dishwasher, stainless steel gas range, built-in microwave oven, 2 sets of washer & dryers, all electric light fixtures & all window coverings, 3 hanging windows in 2nd bedroom.			

For great info & links visit www.LovelyTorontoCondos.com

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Guiding you home



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