



## 29 Heintzman Street

Vibrant Junction Neighbourhood



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

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The **Julie Kinnear** Team  
*Guiding you home™*

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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.

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## 29 Heintzman Street, Toronto

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### Spacious Rowhouse in the Hip Junction Neighbourhood!

Inviting and upgraded 2-storey, 3+1 bedroom, 2-bathroom, light-filled rowhouse located on a premium street in the sought after Junction Neighbourhood.

Bright, open-concept living/dining room and finished lower level which has a separate entrance, recreation room, spare bedroom/office space, 4-piece bath and plenty of storage. Looking for income potential? This space could easily be converted into a rental apartment/in-law suite.

Laneway parking for 1 car is a bonus for the area but you can leave the car at home and take advantage of being just steps to transit.

Enjoy summer fun with family and friends on the back deck and in the fully fenced-in garden; a quiet oasis for all seasons.

The vibe of the Junction cannot be beat! Unique indie restaurants and shops seem to open every few weeks. The New York Times, NOW magazine and Blog TO and other publications rave about the area.

A fantastic opportunity to live in a still gentrifying neighbourhood before prices are out of reach! 29 Heintzman St is a perfect spot for young families, couples, singles, professionals and those who work from home. It's very quiet and the neighbours are a dream. The residents say this is the "best street in Toronto!" The quiet alleyway between Heintzman St and Indian Grove has been a safe place for the children of the two streets to play, build and nurture friendships.

### Step Inside & Take a Peek!

- As welcoming on the inside as it is on the outside! Large, west-facing covered front porch is a perfect spot for enjoying a good book or drink in the evening and on lazy weekends. (who's kidding, it's good anytime)

- Front hall foyer for greeting guests, with space for hooks, coats and shoes.

- Bright, open-concept living/dining room has a decorative mantle and natural bamboo floors throughout. The room feels extra spacious and it's the perfect size for large family gatherings. Pretty stained glass windows show off the charm and original character.

- Classic eat-in kitchen has stainless-steel appliances, a large breakfast bar, butcher-block counters and a walk-out to the back deck and tranquil yard. Enjoy barbeques, drinks and al-fresco dining with friends and family all year round.

- Extra large master bedroom with a double closet and bay window overlooks the front yard allowing for lots of natural light.

- Spacious 2nd and 3rd bedrooms and a 4-piece family bath and eco-friendly bamboo flooring throughout the second floor.

- Fully-finished lower level with a separate entrance boasts future potential for an income suite.\* (The Buyer acknowledges that the Seller makes no representation with respect to government regulation, zoning by-laws and retrofit requirements as they relate to the legality of the accessory apartment (either current or future permitted use) including requirements for certificates of compliance and saves the Seller harmless with respect to same.)

- Recreation room with a storage closet, pot lights and a walk-up to the backyard, large home office/bedroom with tiled floors, 4-piece bath large laundry room and separate utility/storage room.

Bedrooms: 3 + 1	Baths: 2 (1x4 Piece on 2nd Floor) (1x4 Piece in Lower)
Lot Size: 15.33 x 98.67 Feet	Square feet: 1840 sq ft (includes the lower level)
Parking: 1-car parking off the back laneway	Possession: 30-60 Days/TBA
Approx. Annual Expenses for 2017: Taxes: \$2683.09 Hydro: \$1734.74 Heating/Gas: \$1030.56 Water: \$437.71 Insurance: \$1112.40	
Inclusions: Stainless steel: Fridge, stove, dishwasher & built-in microwave; washer (2016), dryer, window coverings, electric light fixtures, ceiling fans, hot water tank (rental), alarm equipment.	

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## Hip & Vibrant Junction Neighbourhood!

Fantastic opportunity to own a move-in ready home in a premium pocket of the Junction just north of Dundas and east of Keele! Great mix of a cool urban location and proud community spirit.

Dundas West features funky cafes, delicious restaurants, eclectic antique stores, independently owned shops & a popular weekly farmer's market that runs from May to October. You'll also find convenient big-box stores up on St Clair.

Some favourite neighbourhood restaurants, cafes & stores include: Al Pastor, the Hole in the Wall, Roux, Honest Weight, Playa Cabana Cantina, Nodo, La Rev, Dirty Food, Curry Twist, Vesuvios, The Beet, Grass Hopper, The Junction Local and, so many more. Do you see a trend here? It seems like every couple of weeks a new restaurant opens. There are also excellent spots for live music: 3030, the Hole in the Wall, Junction City Music Hall, Axis, The Revolution. There are juice bars (the Raw Chemist), Craft breweries (Indie Ale House, Junction Brewery), and excellent coffee shops (Kaffe Bar, Crema, the Good Neighbour & Full Stop as well as Starbucks and Tim Hortons). Cool shops include Smash, Mjolk, Forever Interiors, Gerhard, Black Daffodil, The Coal Miner's Daughter, Your Sister's Closet, Red Canoe and the exquisite stationary shop Take Note. There are many, many more... The Junction is starting to rival Roncesvalles as one of the best neighbourhoods in Toronto but with more affordable housing stock.

Would you like to walk to buy groceries rather than drive? The wonderful family-run organic grocery store Ko, is conveniently located just around the corner. The hugely popular and expanding Sweet Potato organic store and recently opened Organic Garage on Junction Rd offer specialty organic foods and produce. Take advantage of the daily specials! The No Frills at Pacific and Dundas is excellent value: be sure to comparison shop! There are also artisanal cheese shops, bakeries, organic butchers and fish mongers on the main strip.

There is an LCBO opening soon at the newly-built Duke condos!

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 over 260,000 people last year! There is also the Summer Solstice Festival & Night Market.

Plenty of Green space! Family/dog friendly Baird Park, Dundas-Watkinson Parkette & Vine Avenue Parkette for nearby kids play, and a 10 minute walk from the ever so popular High Park/Grenadier Pond. Easy access to Lake Ontario & The Martin Goodman Trail.

Renowned school district! Indian Road Crescent Jr P.S., the highly rated Annette Jr & Sr P.S with a community centre attached & HumberSide Collegiate as well as The Early Years Centre, and many Catholic, French & specialty schools all close by.

Well served by the TTC. Just a ten minute walk to Keele Subway Station via Indian Grove entrance. There are several bus lines along Dundas Street West, Dupont & Keele connecting passengers to the Dundas subway station via the Bloor/Danforth & Yonge lines, a short commute to the GO train and UP Express to Pearson.

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! Close to the West Toronto Railpath for cyclists too!

For more information on this fantastic neighbourhood visit [www.torontoneighbourhoods.net](http://www.torontoneighbourhoods.net)

## Upgrades & Improvements

2016 ~ Replaced washing machine  
2015 ~ Replaced basement door  
2012 ~ Hot water tank (Bradford white defender)  
2011 ~ Dishwasher  
2009 ~ Replaced back stairs to outside back door. Eavestrough extension  
2008 ~ Re-shingled the roof

