



## 295 Evelyn Avenue

Hot Junction/High Park Location!



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

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Open & Spacious Semi in The Junction/ High Park!

Superb location! Inviting & upgraded 2 storey, 3 +1 bedroom Edwardian family home located on a premium street in one of Toronto’s most coveted west end neighbourhoods. This pretty tree-lined winding street is magical environment to raise your family! There is a friendly community spirit with many long time owners.

Bright, open-concept main floor plan boasts a bonus FAMILY ROOM/kitchen combo, and a rare 2 piece powder room.

3 + 1 bedrooms and a fully finished lower level with excellent ceiling height, includes a recreation room plus a spare bedroom! 2 baths, lots of storage.

Extra long lot with beautifully manicured front and back yards gives a sense of space and a calming back garden oasis!

Walk to the trendy shops & restaurants of The Junction, the burgeoning scene on Annette and Bloor West Village. Located in the catchment of an array of highly regarded schools including the coveted Humberside Collegiate!

Warm & Welcoming Family Home!

• Pretty curb appeal with privacy hedge & set back from the street. Gorgeous sycamore tree.

• Comfortable & stylish tiled and partially enclosed front porch to enjoy a quiet coffee, sunset or catching up with neighbours.

• Double door entry into the living room protects from weather, and more space to hang coats & bench for boots. French door divider. Newer steel front door with stainless glass insert.

• Open-concept living/dining room offers extra tall ceilings and amazing space for entertaining family and friends. Pristine maple hardwood floors and large newer thermopane windows fill the space with natural light.

Bedrooms: 3 + 1	Baths: 2 (1x2 Piece on Main Floor ) (1x4 Piece on 2nd Floor)	Possession: 45-60 Days/TBA
Parking: Street permit parking available	Lot Size: 20.75 x 138.00 Feet	Square feet: 2140 sf (includes lower level)
2016 Approx. Annual Expenses: Taxes: \$3810.26 Hydro: \$1274.85 Heating/Gas: \$1459.62 Water/Waste: \$1374.34 Insurance: \$1145.40 Alarm: \$447.60		
Inclusions: Fridge, gas stove, built-in dishwasher, microwave, washer, dryer, electric light fixtures, window coverings, hot water tank (rental), alarm system (purchaser to assume their own contract), garden shed & storage bin, coat hooks in foyer.		
Exclusions: Dining room chandelier, living/dining room curtains, master bedroom light fixture & middle bedroom light fixture.		

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• Family-sized renovated “country style” kitchen with a large breakfast bar & gas range is the perfect gathering spot for drinks & appies. Lovely terracotta tiles floors for easy cleanup. This is the heart of the home where it is easy to make dinner while keeping an eye on the little ones playing in the family room.

• Open concept family room combined with the kitchen includes a convenient a built-in desk/office/homework area and walks-out to the back deck and garden.

• Convenient main floor 2 piece powder room is ideal for guests, elderly parents and potty training!

• 2nd floor landing with a linen closet and cozy broadloom over hardwood.

• Gracious master bedroom with a sitting area in front of the beautiful newer bay window and maple hardwood floors.

• The 2nd and 3rd bedrooms are almost identical in size with a good size closet in each.

• 4 piece upgraded family bath with tiled tub surround

• Finished lower level provides excellent ceiling height through living areas.

• Oversized family recreation room with laminate floors and 2 storage rooms makes for an excellent media/play room space.

• Spare 4th bedroom with a double closet and laminate floors is ideal for teenagers, visiting guests, nanny or in-laws.

• The laundry room offers plenty of additional storage space. Separate furnace room.

• Beautiful back deck with arbour and built-in storage.

• Professionally landscaped front & back gardens with high privacy fencing surround. Large garden shed for all your bikes, gardening tools, supplies and “stuff”. Check out the summer photos of how beautiful the garden is in full bloom.

Winding Street in Hot Junction / High Park Location!

Location, location, location! Enjoy the mature tree-lined streets, the close proximity to your every need and the diversity of residents. Wonderful child friendly pocket of High Park/Junction – neighbours include a combo of young families & established households who appreciate the warm community feel. Annual street party every year is a highlight!

Located in a pretty pocket of homes north of Annette Street and just south of St John’s. An oasis from the hustle and bustle yet walk/bike everywhere!

• Dundas West features the hip Junction cafes, restaurants & independently owned shops & weekly farmer’s market. Up on St Clair, you’ll find convenient big box stores.

• Annette Street has many cafes, restaurants & chic shops with more opening up.

• Bloor West Village features many specialty shops, fruit markets, European delis/bakeries and delicious restaurants.

Popular school district! Just a short walk to the highly rated Annette Jr & Sr P.S with community centre attached, St Cecilia Catholic School and Humberside Collegiate. Evelyn has the High Park Alternative School which is progressive and very popular with Junction families. There are Catholic, French & specialty schools all close by. The Junction Daycare is right there as well.

At the very south end of the street at Bloor is High Park & Grenadier Pond. Enjoy the nearness of one Toronto’s jewels. There is endless recreational activities including a large off-leash dog walking area, fishing, outdoor live amphitheatre performances, gardens, train rides, an animal zoo, historical exhibits, a restaurant and the Howard Park Tennis club. High Park’s sports facilities include tennis, baseball, soccer, lawn bowling, swimming, and skating!

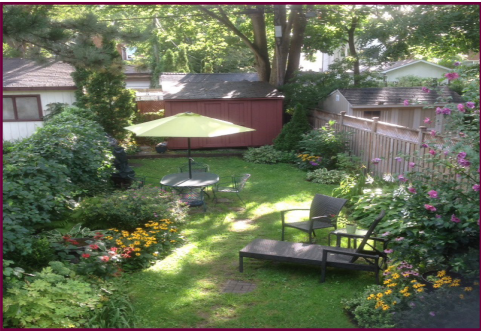
Easy access to Lake Ontario & The Martin Goodman Trail. Nearby neighbourhood parks with the advantage of access to the lush Humber River paths & green space not far either!

Well served by the TTC. Walk to the entrance of the High Park Subway station. There are also several buses along Dundas Street West and Annette connecting passengers to Dundas West subway station (home of the GO train and UP Express to Pearson).

Motorists can be downtown or the Airport in short order. Only minutes away from the Gardiner Expressway, QEW, 427 and the 401!

Upgrades & Improvments

- 2016 ~ Furnace/CAC (March 2nd)  
~ Peaked roofs at the front plus back porch.
- 2015 ~ Laminate floors in bedrooms, replaced upstairs doors & trim
- 2013 ~ Re-shingled roof  
~ Back door and kitchen back windows
- 2011 ~ Tiling  
~ Laminate floors in entry hall & living room
- 2009 ~ Created spare bedroom in lower level
- 2006 ~ North wall waterproofed from air conditioner unit to rear kitchen addition
- 2005 ~ Front porch flooring & steps  
~ Basement renovation
- 2001~ Upstairs bathroom renovation



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