



## 3 Fermanagh Avenue

### Trendy Roncesvalles Village



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

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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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### 3 Fermanagh Avenue

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#### Fabulous Starter Home in Vibrant Roncesvalles Village!

This adorable 3 bedroom brick semi-detached home is a great opportunity for moving up from a condo to a freehold house with a growing family. The combination of original charm & character, natural light, numerous upgrades and generous yard will leave a lasting impression!

Located in the heart of all the action between Roncesvalles and Sorauren in the popular Fern Jr. & Sr. School district. This trendy area has been voted as one of the best neighbourhoods to live in Toronto.

#### Highlights include:

- Spacious dining room for entertaining and hosting dinner parties
- Family sized kitchen is ideal for kids meals & hanging out with the chef
- Renovated 2nd floor bathroom
- Walk-out to south facing fenced in yard

Enjoy being surrounded by friendly and courteous neighbours that really love where they live! A true sense of pride, ownership and a magical environment to raise your family!

#### More Details Inside & Out!

- As cute on the inside as it is out! Welcoming large covered front porch for enjoying a good book on lazy weekends.
- Front hall for greeting guests, with space for hooks, and cool original newel post & staircase.

- Front-facing living room with stained glass window.
- Tall ceilings and original pine-wood floors add character and personality.

- Bright dining room nearby the kitchen for ease when entertaining.

- Classic eat-in kitchen with plenty of counter space to whip-up all your favourite meals. Backsplash and tiled floors, dishwasher and double sink for quick cleanup.
- Walk-out to the south facing garden with high privacy fencing surround and mature trees for shade. Safe for dogs, kids and great for barbecuing/al fresco dining.

- Garden shed in the yard is perfect for storing bikes, patio furniture and lawn equipment. Additional attached shed on the side of the house for all your rakes & shovels.

- Master bedroom overlooks the front yard and has a large closet.

- Good-sized 2nd bedroom.

- 3rd bedroom works well for nursery, art studio or home office, is extra bright and faces the rear yard.

- 4 piece renovated family bath with a soaker-style tub, subway tile surround, modern vanity and glass block windows in the shower allow for lots of extra light.

- The lower level is finished and a large open canvas to use as you wish. Lots of room for storage!

- Front loading laundry machines and a convenient workbench area for the handy Andy of the house.

- Mechanical Upgrades - please review the home inspection report. Mostly all thermopane windows, forced air gas furnace, circuit breakers.

Bedrooms: 3	Baths: 1x4 Piece on Second Floor	Parking: Street permit parking available
Possession: : Prefer 30 day closing. Tenancy can end after August 31, 2017 with notice if buyer wants possession for personal use.		
Lot Size: 19.21 x 72.75 Feet (no survey available)		Square feet: 1310 square feet (including the lower level)
2016 Approx. Annual Expenses: Taxes: \$3763.21		Rent: \$2400.00/month + all utilities. On a lease ending August 31, 2017.
Inclusions: Fridge, stainless steel stove, built-in dishwasher, front loader washer & dryer, electric light fixtures, garden shed.		
Exclusions: Any personal items belonging to the tenant.		

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### Trendy Roncesvalles Village!

As they say location location location! 3 Fermanagh Avenue is in a prime spot in the centre of the ‘hood’ just west of Sorauren Park and east of Roncesvalles where you can walk to all of the area amenities!

The dynamic neighbourhood of Roncesvalles Village is a mix of old world and gentrification. Family-friendly and blessed with excellent transportation routes plus bustling independent shops and restaurants, this area also boasts parkland & recreational opportunities within walking distance.

Enjoy the tree-lined streets, laneways for kids play, and the mix of ages & diverse backgrounds of the residents that enchant and delight all those who live here!

Roncesvalles Avenue underwent years of construction to establish a show piece pedestrian/eco friendly boulevard a pioneering example for Toronto for safe TTC access and a thriving green space on a main city street. There is an active residence association working hard with the City to continually enhance the community.

Shopping a plenty! A variety of eclectic restaurants and gourmet stores rub elbows with traditional Polish delis, coffee shops, professional and personal care services, family businesses, churches & schools.

Stroll to such neighbourhood favourites as Mitzi’s Cafe, Qi Natural Foods, Scooter Girl, Pollocks Home Hardware, The Cookery, the Revue Theatre, as well as Cherry Bomb, Rowe Farm, Phil’s ice cream, The Meat Dept, The Chocolateria, Mabel’s, and Sobeys (conveniently open till midnight!) and much more!

Easy access to large scale stores near Dundas/Bloor including Loblaws, LCBO & Shoppers Drug Mart. Only a few blocks from the refurbished massive St. Joseph’s Hospital!

Attention families and dog owners! The entrance to the young children’s’ playground on the south west corner of Sorauren & Wabash is just steps away! Sorauren Park is the neighbourhood gathering spot for kids play, tennis, soccer league, an official enclosed off-leash dog area, the pumpkin patch after Halloween, an outdoor skating rink plus the Wabash Centre & Town Square.

Sorauren Park has an amazing Monday’s farmer’s market, and enjoy the highly touted new restaurants like Barque Smokehouse, Ace Restaurant & The Westerly! There are plenty of cool restaurants & shops on Queen West like Local Kitchen & Glory Hole within walking distance as well.

Fans of the great outdoors will appreciate being able to walk to High Park & the 399 acres of public parkland including an outdoor theatre, playgrounds, local zoo picnic grounds, lengthy off-leash areas, flower gardens a historic museum, and plenty of sports options. Easy access to Lake Ontario to cycle, blade, run or walk along The Martin Goodman Trail.

Desirable neighbourhood schools attracts many families with school age children – Fern Avenue Jr & Sr PS, St. Vincent de Paul Catholic School, down the street, Parkdale Collegiate, High Park Alternative Jr., High Park Gardens Montessori School to name a few.

Go Green! Get downtown in minutes -- easy access to Dundas West/ TTC Subway on the Bloor-Danforth line. 20 minute walk to GO train station and airport UP express. Streetcars on Roncy via Queen, King and College or Dundas take you straight downtown.

Get in and out of the city in minutes with easy access to Lakeshore Boulevard West and the Gardiner.

Exceptionally wonderful neighbours & warm vibe make this an ideal home & ‘hood’ to live.

