



367 Pacific Avenue | Prime Junction Location!



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367 Pacific Ave

More Details to Appreciate!

Historic Charm in Prime Junction Location!

Stylish Victorian row house set in a priceless location of the Junction where you have everything at your fingertips. This circa 1873 home oozes character and charm with a contemporary flair and incredible layout! Walk to the subway and beautiful High Park.

- Spacious 3+1 bedroom 3 bath home includes:
- Main-floor family room with double French doors, walks out to the incredible deck and private oasis
 - Main-floor 3-piece bath
 - Gracious light-filled principal rooms with high ceilings
 - Large bedrooms on the 2nd floor with a 4-piece bath
 - Finished lower level with recreation room, spare bedroom or home office and a 4-piece bath
 - Lower level walk-out to the backyard
 - Plenty of storage space throughout all levels
 - Private fully-fenced yard offers a private quiet oasis with mature trees, large tiered deck. The Hydrangeas grace the garden all summer long.

A fantastic opportunity to get into this flourishing neighbourhood that feels like the coolest small town you can imagine! This area is also known for having superb schools, shopping, transit, easy access to the downtown core and airport.

A Sneak Peek Inside!

- Pretty, painted yellow brick exterior
- 10 1/2 foot ceilings and hardwood floors throughout the main floor.
- Front-facing living room is flooded with lots of natural light from the large window and gorgeous stained-glass transom which captures the sun and casts a rainbow of colour into the interior.
- Substantial open-concept dining room overlooks the living area.
- Gracious kitchen with breakfast bar and ample cupboard/counter space.
- Let the sun shine in! The family room has elegant double French doors that walk out to the tiered deck and tranquil yard. Enjoy BBQs, drinks and al fresco dining with friends and family. Exposed brick accent wall adds warmth and character to the room.
- 3-piece bath on the main floor with tiled floors and a window.
- 9’ ceilings and hardwood floors throughout the second level.
- Bright, west-facing extra-large master bedroom overlooks the front yard, has a large window and another gorgeous stained-glass transom.
- The 2nd bedroom has wall-to-wall closets with sliding doors.
- Expansive 3rd bedroom with exposed brick accent wall.
- 4-piece family bath has tiled floors and double windows.
- Fully-finished lower level offers storage galore with raised built-in shelving.
- Family recreation room with plush broadloom offers great space for watching movies and kids play area. Walk-out access to the backyard
- Spare bedroom or home office to use for whatever suits your personal needs.
- Oversized 4-piece bath with built-in shelving.
- Raised laundry closet nicely tucked away.
- Furnace/large storage room.



Upgrades & Improvements

- 2016 ~ 2nd back deck replaced
- 2015 ~ Legal Front-yard parking permit approved
- 2014 ~ On-demand hot water tank replaced
~ High efficiency gas furnace installed
- 2007 ~ A second kitchen and small bedroom were transformed into a large bedroom
- 2006 ~ Replaced front sloped shingles
- 2003 ~ Back wall opened and added double French doors, a sidelight, and transom window
- 2001 ~ Renovated kitchen and 1st and 2nd floor bathrooms
~ Small rooms opened over the years from 2001-2007

Approximate Annual Expenses for 2019

Taxes: \$4195.81
Heating/Gas: \$1210.00
Hydro: \$1890.00
Water/Waste: \$1130.00
Insurance: \$1460.00
Parking pad: \$290.00 (must pay this every year to maintain the permit)
Hot water tank/furnace: \$1760.00 (added to gas bill)



Steps to the Junction & Short Stroll to High Park!

Bedrooms: 3+1
Baths: 3 (1x3 Piece) (2x4 Piece)
Square Footage: 2250sf (includes all levels)
Lot Size: 16.5 x 136.67 Feet
Possession: 60 Days/TBA
Parking: Legal front pad parking for 1 car
Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, electric light fixtures, hot water tank and furnace (rental - buyer to assume contract).
Exclusions: TV mounts and hot tub



Fantastic opportunity to own a move-in ready home in a premium pocket of the Junction! Great mix of a cool urban location and proud community vibe!

Dundas West features the funky Junction cafes, delicious restaurants, eclectic antique stores, independently owned shops & popular weekly farmer's market that runs from May to October. Find convenient big box stores up on St Clair.

Some neighbourhood favourite restaurants, cafes & stores include: Hole in the Wall, Botham's, Alpine, Dirty Food, The Beet, Roux, Honest Weight, Playa Cabana Cantina, Nodo, La Rev; craft breweries (Indie Ale House, Junction Brewery) and; coffee shops (UB Social Cafe & General Store, Full Stop, Cool Hand of a Girl and Deco). Cool shops -, Mjolk, Cornerstone, Eclectic Revival, Door Number Two, Williams Design, Gerhard to name but a few!

A short walk to various grocery stores: The Sweet Potato and No Frills are steps away as are several artisanal cheese shops, organic butchers and bakeries.

LCBO, bakery and shops below the Duke condos just east of Indian Grove.

Every June a five-block section of Dundas Street West, between Keele Street and Quebec Avenue, closes for the fabulous Junction Summer Solstice Festival & Night Market.

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

Yoga, fitness and Pilates all 1/2 a block away.

Renowned school district! The highly rated Annette Jr & Sr P.S with community centre attached & Humberside Collegiate as well as The Early Years Centre, Catholic French Immersion school on Annette. (St. Cecilia) and other Catholic, French & specialty schools all close by.

Well served by the TTC. Short walk to High Park subway station. 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!

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