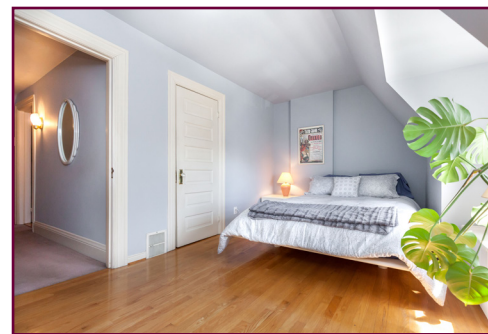
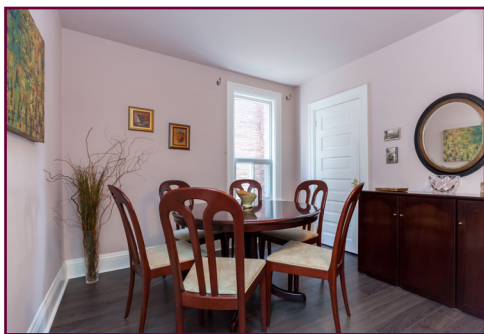




# 38 Constance Street

Best of the West - High Park & Roncy!



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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## 38 Constance Street, Toronto

### Opportunity Knocks in Prime Roncesvalles/High Park!

As they say in real estate “location location location”! Constance Street is a **premiere street** in one of **Toronto's most desirable neighbourhoods** and **# 38 is ideally located within walking distance of all the action, schools & High Park.**

This inclusive “village” is conveniently proximate to other neighbouring downtown communities, like **Parkdale, Junction Triangle, Brockton Village, The Junction and Bloor West Village!**

**Large 2.5 storey, brick semi-detached Edwardian style 5 bedroom family home or easy to divide up for income revenue!** A rare opportunity! Cherished and very well maintained by the same family for decades! Immaculately kept, good bones, exceptional space and character for a new family to create their dream home.

#### Highlights include:

- Laneway access to create parking for 1-2 cars by moving fence.
- Generous principal rooms
- Original wood trims and mouldings
- 2500 square feet (including the lower level)
- Up to 5 bedrooms (currently 2nd floor kitchen in one potential bedroom)
- 2 kitchens and 2 full baths
- Main floor mud room walks out to yard
- Serene back garden with privacy fencing
- Walkout from basement to back yard
- Loads of storage space or recreational space in partially finished basement

This beautiful home is just **steps to vibrant Roncesvalles Avenue**, east of Sunnyside Ave, and south of Howard Park Ave. Easy walk to all the restaurants, unique shops, the subway & UP, the much **coveted Howard Junior Public School is one block away**, and convenient access to a traffic light to cross Parkside into the off-leash area in High Park!

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!

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### Details From Inside & Out!

• Welcoming **large south facing covered front porch** for enjoying a good book on lazy weekends and greeting neighbours.

• **9’ ceilings and hardwood floors** throughout the main floor living/dining rooms.

• **Double French doors with etched glass open into the gracious living room.**

• **Family size dining room for entertaining.** The **large bay window** floods the space with natural light.

• **Classic eat-in kitchen** works well for having kids eating area, and plenty of counter and cupboard space to whip-up your favourite meals.

• **Must have mud room with a double closet and a walk-out to the backyard.** Ample space to store strollers, coats, boots and outerwear.

• **8’ ceilings** and upgraded wood laminate floors throughout the second floor.

◦ **Expansive front facing bedroom with a decorative fireplace, pretty bay window and closet.**

◦ Large **2nd bedroom** with a closet.

◦ **4 piece family bath.**

◦ **2nd floor eat-in kitchen** facing the backyard has **stainless steel appliances.** Or convert to a bedroom with ensuite.

• **7’9” ceilings on the third floor** with hardwood floors.

◦ **2 oversized bedrooms with a closet each** is great space for a **3rd floor master retreat or for the “kids floor” of bedrooms!**

• **The partially finished lower level with 6’7” ceiling height** is a large open canvas to use as you wish. Features a **separate entrance, 3 piece bath**, laundry area and lots of room for storage!

• **Walk out to the pretty well kept yard from the main floor and the lower level.**

◦ **Superb garden shed for all your tools and furniture.**



### Best of the West - High Park & Roncy!

This trendy area has been **voted as one of the best neighbourhoods to live in Toronto.** 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!

The dynamic neighbourhood 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.

**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. New & exciting spots continue to sprout up!

Enjoy the sought after **neighbourhood shops such as Alimentari, The Chocolateria, Mabel's, Fantail, The Cookery, Tealish, De La Mer, Ed's Real Scoop, not to mention mainstays such as Pollock's, the Revue Theatre, The Local, Intersteer, Cafe Polonez, Qi Natural Foods, Scooter Girl, Cherry Bomb, Rowe Farm, Hugh's Room, Sobeys** and much more! Walk to favourites and highly touted restaurants like **La Cubana, The Westerly, Gold Standard, Pizzeria Defina, Barque Smokehouse, Ace Restaurant!** Easy access to **large scale stores near Dundas/Bloor** including Loblaws, LCBO & Shoppers Drug Mart. Only a few blocks from **St. Joseph's Hospital!**

**There is all kinds of great spots** on Dundas West and you're also within easy reach of as well, including the West Toronto Rail Path at Dundas & Sterling Road.

**Plenty of parks surround:** Attention dog owners! **Sorauren Park** is a popular neighbourhood gathering spot for **kids play, tennis, soccer league, an official enclosed off-leash dog area, pumpkin patch after Halloween, outdoor skating rink plus the Wabash Centre & new Town Square.** Sorauren Park has an amazing **farmer's market every Monday.**

**Walk or Bike to High Park**, the jewel of the Toronto Parks system. With its **399 acres of public parkland including Grenadier Pond.** Have fun walking your dog off-leash, running, walking and biking, cross country skiing or rollerblading. Also fishing, watching outdoor live amphitheatre performances, the public allotment gardens, train rides, the High Park Zoo, historical exhibits, a restaurant, a regular **farmer's market & the Howard Park Tennis club.** High Park's sports facilities include tennis, baseball, soccer, lawn bowling, swimming, and skating! **Enjoy being only couple of blocks to Lake Ontario & The Martin Goodman Trail** - accessible via the overpass from King West.

**Desirable neighbourhood schools attracts many families with school age children** – Howard Jr. PS., Fern Avenue Jr & Sr PS, My School, St. Vincent de Paul Catholic School, High Park Alternative Jr., High Park Gardens Montessori, **Parkdale Collegiate** is an oasis, nurturing all who discover it, introducing programs that students love, including an enhanced PreBaccalaureate program and acclaimed **International Baccalaureate Programme.**

**Go Green! Get downtown in minutes** -- Streetcars on Roncy via the speedy King 504 take you straight downtown. Or take College 506 or Dundas 505 from Howard Park Ave. Walk or streetcar to the **unique transit hub at Dundas West/TTC Subway** on the Bloor-Danforth line plus it also features the **GO train station and airport UP Express!**

For convenience when driving, it is a quick trip downtown via **Gardiner/Lakeshore** or out of town via **QEW. Pearson Airport & 400 series highways** are easily accessible from this location.

<b>2017 Approx. Annual Expenses</b> <b>Taxes:</b> \$4393.33 <b>Heating/Gas:</b> \$2000.00 <b>Hydro:</b> \$1900.00 <b>Water &amp; Waste:</b> \$1050.00 <b>Insurance:</b> \$1500.00  <b>Inclusions:</b> 2 fridges, 2 stoves, washer/dryer, window coverings, hot water tank (rental), electric light fixtures, deep freezer ("as is").	<b>Bedrooms:</b> 5 (one currently a kitchen) <b>Baths:</b> 2 (1x4 Piece on 2nd Floor) (1x3 Piece in Lower Level) <b>Parking:</b> Laneway parking for 1 car (fence would need to be removed). <b>Lot Size:</b> 20.08 x 111.75 (slightly irregular at rear) <b>Square Feet:</b> 2500 sq ft (includes the lower level) <b>Possession:</b> 90 Days/TBA
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