



Check out the YouTube video at 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.

The Julie Kinnear Team
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Jennifer Palacios
Holly Chandler
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Guiding you home



39 Royal Street Popular West End Location



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39 Royal Street, Toronto

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Picturesque, Charming Family Home!

A renovated city gem with a cosy cottage feel! Set on the sunny side of the street, this detached 2 storey home boasts modern updates yet loads of original character and charm throughout.

New main floor mud room, 3 bedrooms, 2 baths, fully finished lower level, parking and plenty of outdoor space including an organic vegetable garden!

Located on a quiet, dead-end street with children of all ages where there is almost always a game of basketball, road-hockey or other street games happening.

This superb location is a short distance to the Junction and Bloor West Village shopping districts as well as the new Stockyards Shopping Centre! Easy access to the subway, a multitude of parks, recreation centres, golf courses, biking and hiking trails!

Features Inside & Out

As pretty as a picture with a healthy red maple tree in the front yard offering shade and privacy! The large covered front porch is the perfect spot to relax with a morning cup of coffee or an evening glass of wine and catch up with neighbours passing by.

Entertain in the elegant living/dining rooms featuring charming accents including hardwood floors, tall original baseboards & decorative vent covers.

Sun-filled kitchen with slate flooring, ample cupboard space and a walk-through to the back mud-room and garden.

The newly renovated (2014) back mud room is a blessing for bustling family life, especially on snowy days. Walk-out to the stone backyard and patio shaded by beautiful lilacs.

Impressive master bedroom includes a large front-facing window, ceiling fan, double closet, built-in shelving and hardwood floors.

The 2nd & 3rd bedrooms are almost identical in size with whitewashed plank floors and beautiful picture windows overlooking the back garden.

4-piece family bath

Spacious, fully finished lower level (2013) is that extra space that every family needs!

The open recreation room has a large double closet and wood laminate flooring. Excellent space for a child's play room, family room or teenager's quarters.

The home office off the rec. room could be used as a bedroom for visiting guests/in-laws or growing kids.

Renovated 2-piece powder room with granite floors. Large laundry room with additional storage space Separate utility room.

Bedrooms: 3 + Office	Baths: 2 ~ 1x4 Piece (2nd Floor) 1x2 Piece (Lower Level)	Approx Sq Ft: 1660 (includes lower level)
Parking: Front yard parking for 1 car	Possession: 60 Days/TBA	Lot Size: 20.00 x 94.50 Feet
Inclusions: Fridge, stove, microwave, washer, dryer, electric light fixtures, window coverings, ceiling fans, backyard shed, hot water tank (rental)		
Approximate Annual Expenses for 2014: Taxes: \$2252.21 Hydro: \$870.00 Heating/Gas: \$1800.00 Water/Waste: \$500.00 Insurance: \$1068.00		

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Front yard parking for 1 car! Backyard shed is perfect for bikes, gardening tools and supplies.

Enjoy the convenience of picking fresh produce for dinner in the delicious, organic vegetable garden with 2 raised plots! Enchanting, private fully fenced (2012) backyard and patio is ideal for dining al fresco and outdoor family living.

Popular West End Location!

Royal Street is conveniently located just north of St. Clair Avenue west, in close proximity to the Runnymede station of the Bloor subway line via the nearby Runnymede bus stop.

The vibrant neighbourhood is a mix of old world and gentrification. Family-friendly and blessed with excellent transportation routes plus a varied commercial shopping district, this area also boasts parkland & recreational opportunities within walking distance.

A shopper's paradise! Enjoy many different neighbourhood shopping/dining areas including the Bloor West Village shopping district featuring many specialty shops, fruit markets, European delis/bakeries and fantastic restaurants. Or the Junction and all the trendy coolness of the indie bars, restaurants, clothing shops and the Sweet Potato Organic Market! The Annette and Jane area which is just steps away, is a foodie's delight. Patisserie 27 (best croissants in town) the Mad Mexican, COCO, Queen Margherita Pizza, Butcher by Nature, Buddha Pie, Creme Fraiche and the list goes on. Nearby Dundas West allows easy access to big box shops, Loblaws and the LCBO.

The newly built Stockyards Shopping Centre at Weston & St Clair will make your errands a one-stop event.

For those who love the great outdoors, the area provides wonderful opportunities for hiking, biking, and blading along the beautiful Black Creek Valley. Parents and pet lovers will delight in the safe, abundant recreation opportunities afforded by the many parks in the area. Enjoy the creek's natural beauty while strolling the paved walkway through Black Creek Park off Rockcliffe Boulevard, marvel at the panoramic valley views from Caffney Park, or indulge your passion for sports at the nearby soccer fields used by the West End United Soccer Club.

Conveniently, 2 parkettes and a fast-flying tobogganing hill are located at the end of the walking trail off Royal Street for the ultimate in child's play. The Dave Appleton Community Centre on Pritchard serves the community with popular activities & games nights, dances, and workshops.

Great school district! George Syme C.S. (which has French Immersion), Rockcliffe M.S., Runnymede Collegiate as well as many Catholic, private and alternative schools close by.

Go Green! Get downtown in 20 minutes with bus lines on St. Clair & Runnymede connecting your to the Bloor-Danforth-Yonge subway lines.

There is a multitude of car & bike share programs that are really convenient & popular in the neighbourhood. The West Toronto Rail Path provides a direct link for pedestrians and cyclists all the way downtown! A biker's paradise of a score of 90/100!

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Upgrades & Improvements

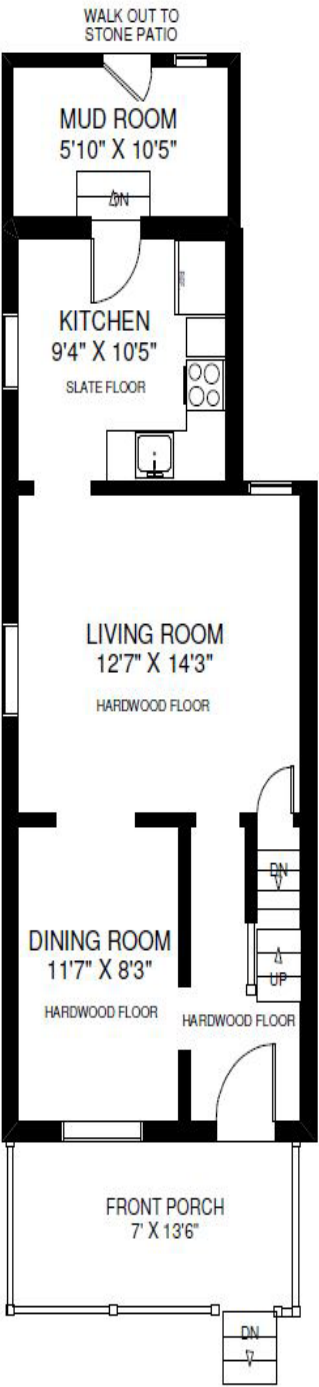
2014 ~ New mud room off the kitchen

2013 ~ Finished basement

2012 ~ New fence in backyard

2010 ~ Updated bathroom
~ Improved water main to street

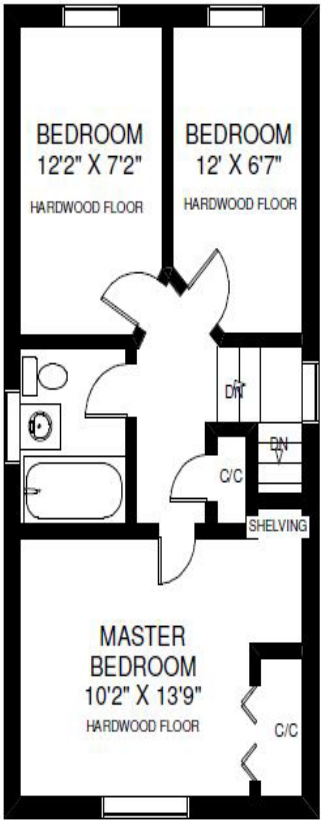
2008 ~ Replaced the furnace



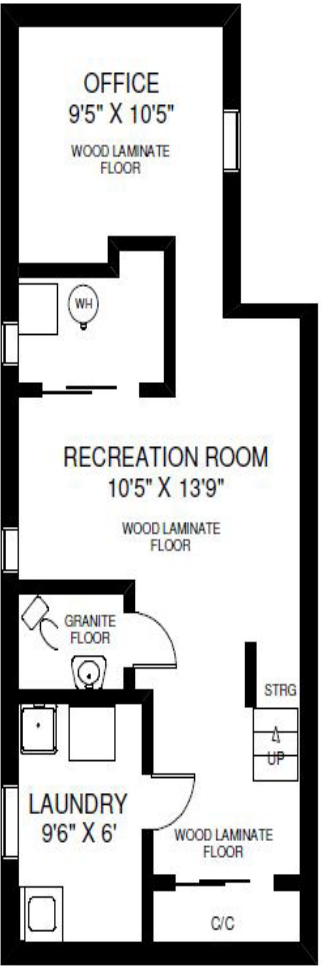
MAIN FLOOR
APPROXIMATELY 610 SQ FT

39 ROYAL STREET

THE JULIE KINNEAR TEAM
Keller Williams Neighbourhood Realty
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SECOND FLOOR
APPROXIMATELY 500 SQ FT



LOWER FLOOR
APPROXIMATELY 550 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.