



# 4 Webb Avenue | The Best of Bloor West!



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4 Webb Avenue

Details Inside!

Location! Location! Location!

**Spacious Upgraded Semi - Storybook  
Setting in Bloor West Village / High Park**

First impressions are everything and this **wonderful street and home** leaves a lasting one!! A **quiet, uber family-friendly, treed neighbourhood** where the world is your oyster to discover on foot!

**Walk to Runnymede subway, superb schools and fabulous restaurants and shops of The Junction or Bloor West.** It's no wonder **Toronto Life** has ranked **Runnymede-Bloor West Village** as the **#1 most desirable neighbourhood** in Toronto to live!

This delightful wide, open & bright semi with addition off the back offers 3 bedrooms + office upstairs, huge eat-in kitchen, main floor mud room, and partially finished lower level. Charming and ready for the happy chaos of a household of kids, pets and entertaining!

Enjoy some serene outdoor living space. The back garden offers a quiet oasis with a **recently-built oversized cedar deck with storage and India stone patio**, while the front garden has many **low-maintenance perennials and a glorious mature Maple Tree** for summer shade.

The cherry on top for the lucky new buyer is the **gorgeous, oversized, recently built SUV size garage.** Custom-designed and built by a master builder, it features high-end Hardie Board siding, a skylight, and **tonnes of extra storage space for bikes, garden equipment as well.** The garage echoes the 'cottage style' of the house, in terms of colour and design — so sweet!

The welcoming “olde fashioned” covered front porch is a popular gathering spot for impromptu meet and greets with neighbours.

**Good Vibes Inside!**

- ❖ The **double door entry** keeps it cool in the summer and warm in the winter.
- ❖ **8'5" ceilings and hardwood floors** throughout the main floor.
- ❖ **Gracious open concept living/dining rooms** were made for entertaining with a **cosy wood fireplace hearth.**
- ❖ **Sizeable modern kitchen with centre island** and white cabinets & tiled backsplash.
- ❖ **Convenient mud-room off the kitchen/back deck** is a blessing for bustling family life, especially on rainy/snowy days!
- ❖ The 2nd floor offers an abundance of space for a growing family or working from home!
- ❖ 8'2" ceilings, walk-in linen closet and hardwood floors throughout.
- ❖ **Beautiful front facing master bedroom with sitting area** and a large closet, LED pot lights and newer windows.
- ❖ The **large 2nd bedroom** includes a double closet and built-in shelving.
- ❖ The **3rd bedroom includes additional office/den** and offers great space for 2 kids to share or a growing tween needing private space to study.
- ❖ **Updated 4 piece family bath.**
- ❖ **Partially finished and spacious lower level** offers that extra amount of living space that every household needs. **Large recreation / playroom**, laundry room and furnace room with **ample storage space.**



**Upgrades & Improvements**

- 2019 ~ New LED pot lights in kitchen, master bedroom and bathroom
- ~ New chandelier in dining room
- 2018 ~ Interlocking stone landing at front of house
- ~ Hardwood floor in master bedroom
- ~ Replaced bathroom tiles and kitchen backsplash
- ~ Soft-close hinges and pulls on all kitchen cupboards
- 2016 ~ Re-shingled the roof
- 2015 ~ Garage
- ~ Expanded cedar deck and India stone patio in back garden
- 2007 ~ Frigidaire high-efficiency air conditioning installed (13 SEER rating)
- Forced Air Gas furnace
- Central air conditioning
- Updated wiring throughout
- See pre-sale home inspection for full report.



**Bedrooms:** 3 + Den/Home Office  
**Baths:** 1x4 Piece  
**Square Footage:** 2030 sf (includes lower level)  
**Lot Size:** 20.83 x 108.00 Feet (Survey available)  
**Possession:** 60 - 90 Days/TBA  
**Parking:** Detached Oversized 4 year old garage off wide right of way. Parking for 1 car. Street permit parking also available.  
**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, electric light fixtures, hot water tank (rental), 2 remotes for garage door.  
**Exclusions:** Shelving unit in garage & mud room, planters & pots in back garden and all porch furniture.  
**Approximate Expenses for 2018**  
**Taxes:** \$5350.95      **Hydro:** \$150/month  
**Water/Waste:** \$100/month      **Heat/Gas:** \$108/month



**The Best of Bloor West, High Park North & The Junction!** Primo location! **Webb Avenue** is a small, sought-after enclave in the heart of the action, south of Annette Street, east of Runnymede and north of Bloor Street.

The street has many families with young and school-aged children as well as some empty-nesters. **A safe, fun-filled community** with kids playing road hockey, learning to ride their bikes or just out for a walk with the dog!

In addition to the street parties, **many festivals and events in Bloor West Village are held throughout the year.** There is a June Sidewalk Sale, a July Festival, Ukrainian Festival & Sidewalk Sale, Halloween Festival, Cavalcade of Lights & Christmas in the Village.

**Bloor West Village** attracts shoppers from all over the city, with a **variety of services, green grocers, bakeries, delicatessens, specialty food shops, cafes and restaurants including my favourite Queen's Pasta.**

**The Junction** is close by with all its trendy coolness of the indie bars, restaurants, clothing shops and the Sweet Potato Organic Market! **Annette Street has become** an interesting foodie's delight as well. Check out the seasonal Annette Village Farmer's Market, Good Neighbours Espresso Bar, Annette Food Market, Patisserie 27 (best croissants in town - on Jane), Mad Mexican, Queen Margherita Pizza, Butcher by Nature, Buddha Pie, and the list goes on!

Dundas West allows easy access to big box shops, Loblaws and the LCBO.

**Located in the highly rated Runnymede Jr. & Sr. P.S** with community centre attached & **Humberside Collegiate school districts, plus St. Pius and St Cecilia Catholic Elementary School** which all attract many families to this neighbourhood! Children can walk safely to school!

**Plenty of lush parks surround!** Parents, dog owners & fans of the great outdoors will appreciate the proximity to **High Park & Grenadier Pond.** Also **Ravina Gardens** is a hidden gem with ball diamonds and kids playground, as well the local **Beresford Park** is close by.

Straight down Runnymede & Ellis Ave. leads to **Lake Ontario and The Martin Goodman Trail.** Run/bike/stroll along the **banks of the Humber River** with **plenty of green space too!**

**The Annette Recreation Centre** has an indoor swimming pool, gymnasium and a baseball diamond. A little bit east is the **Annette Street Public Library** which offers programs for adults, children, and preschoolers.

Well served by the TTC. **Enjoy a quick 10 minute walk to Runnymede station** and get your Fitbit steps in. There are several bus lines along Annette & Runnymede connecting passengers to Dundas West subway station via the Bloor/Danforth/Yonge lines.

For convenience when driving, it's a quick trip **downtown and to the Airport.** **The Gardiner, Lakeshore Blvd, QEW, Hwys 427 & 400 are all close by.**

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