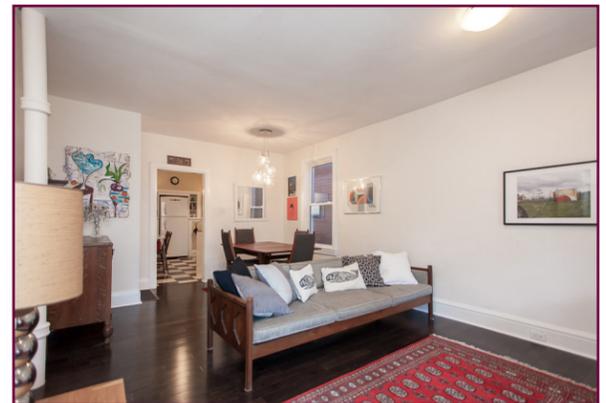




528 Quebec Avenue

The Trendy Junction



Check out the YouTube video at www.LovelyTorontoHomes.com

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 Guiding you home



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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Think you can't afford to buy a renovated detached home in the Junction? Think again!

A remarkable opportunity to move into a detached home in a prime location of the Junction at a fraction of the price!

This well-renovated and surprisingly spacious bungalow is perfect for a multitude of buyers. Are you a first-time buyer, empty nester, small family, single parent, artist, professional couple, coffee lover, cyclist, yoga lover, musician, gardener, foodie looking for a sweet and forward thinking alternative to living in a condo? This extensively upgraded home offers many expensive and thoughtful updates throughout and also has the future potential to add a 2nd storey!

A cozy light-filled home that is extremely space efficient! 1+2 bedrooms, main-floor powder room, luxurious bath, nicely finished lower level with an impressive walk-out and a large detached 1 car garage.

You will love the great community spirit that the Junction has to offer! There are so many recreation centres, farmers markets, schools and local activities including the laneway wildflower project where families meet to keep the lane safe, clean and beautiful.

Located on a quiet dead-end street with a convenient bus stop right at the end of the block which connects to the Dundas West subway station. Walk to High Park Station in 10 minutes.

Picture Perfect Inside & Out!

Curb appeal! This house is so adorable and stylish; it will make you smile before your key is in the door.

- Welcoming covered front porch is ideal for reading the morning paper with a cup of coffee while catching up with neighbours passing by.

- Light, bright & airy open concept living/dining rooms with rich chocolate coloured hardwood flooring throughout

- Rare main floor 2-piece powder room.

- Stylish eat-in kitchen for the chef of the home is a true delight to cook up a storm for friends & family! **Pantry, built-in wine storage, subway tiled backsplash** and plenty of cupboard and counter space!

- Private master bedroom retreat has a wall of custom built-in closets, hardwood floors and pretty picture windows overlooking the back garden.

- Walk-out from the master bedroom to the landscaped outdoor patio & garden.

- Fabulous, finished lower level boasts a family-sized recreation room with pristine hardwood flooring throughout.

- Spacious 2nd bedroom with sliding glass doors that walk-up to the back garden.

- Excellent home office or nursery adjacent to the bathroom.

- Deluxe 4-piece renovated bath! Slate floors, marble backsplash, custom vanity and rainhead shower. Combined with ensuite laundry that includes high-end, full-sized stackable washer/dryer and laundry tub.

- Detached oversized 1-car garage with laneway access has tons of extra space for bikes, gardening supplies and tools.

- Tranquil back garden with privacy fencing makes it safe for kids and pets play!

Fabulous Junction Neighbourhood!

The Junction is one of the hottest neighbourhoods in Toronto. The revitalization continues as the coolest indie shops and services continue to open. **Even The New York Times has raved about it!**

Family-friendly street with amazing neighbours and lots of children creates a warm vibe & community feel!

Located in a quiet pocket of homes just steps to all the action & all of your shopping needs!

Dundas West features the funky Junction cafes (Crema is just at the end of the street & a Starbucks too), delicious restaurants, eclectic antique stores, independently owned shops & weekly farmer's market in the summer. The shopping of Bloor West Village is also close by. Find convenient big box stores up on St Clair.

Every September a five-block section of Dundas Street West, between Keele Street and Quebec Avenue, closes for the **Junction Arts & Musical Festival** a five-day jamboree of music. It drew 260,000 people last year www.thejunctionmusicfestival.com

Plenty of parks close by! Runnymede Park splash pad and playground, George Bell Arena and Vine Parkette are all close by. (Check out the 2nd annual Vine Parkette Pumpkin Walk on Nov 1, 5-9!) **High Park**, the renowned jewel of Toronto, is just a short walk away.

Easy access to Lake Ontario & The Martin Goodman Trail and the lush Humber River paths & green space too!

Popular school district! Located in the highly rated Annette Jr & Sr P.S and HumberSide Collegiate school districts. High Park alternative is also close by as well as many Catholic, French & specialty schools. As an added bonus, Annette Jr & Sr is attached to a fantastic community centre with a pool.

Well served by the TTC. There are several bus lines along Dundas Street West & Runnymede connecting passengers to the Dundas subway station via the Bloor/Danforth & Yonge lines.

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!

Bedrooms: 1 + 2	Baths: 2 ~ 1x2 Piece (Main Floor) 1x4 Piece (Lower Level)	Approx Sq Ft: 1240 (includes lower level)
Parking: Detached 1 car garage off back laneway with plenty of storage space	Possession: 60 Days/TBA	Lot Size: 16.25 x 100.00 Feet
Inclusions: Fridge, stove, dishwasher, built-in microwave/vent hood, LG washer/dryer, window coverings, electric light fixtures, hot water tank (rental), all built-in closets & cupboards.		
Approximate Annual Expenses for 2014: Taxes: \$2194.34 Hydro: \$900.00 Heating/Gas: \$1000.00 Water: \$200.00 Insurance: \$1600.00		

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Upgrades & Improvements

2014/2014
2013

- ~ New above ground windows
- ~ New front porch
- ~ Renovated basement bathroom with Pfister fixtures, Gingers sink and cupboard
- ~ Installed central humidifier on furnace
- ~ Insulated attic
- ~ Repainted entire house
- ~ New drain pipes & eavestroughs
- ~ Landscaped front garden + laneway wildflower project

2012
2010

- ~ New cedar fencing in the backyard
- ~ Added a powder room on the main floor with Toto toilet
- ~ New LG washer/dryer
- ~ Improved water main to street
- ~ Dug out back room in basement and created a wide walk-out to the garden with sliding glass doors
- ~ New siding on back extension
- ~ Rebuilt the back porch/entrance way
- ~ New drain from back exterior to front.
- ~ New flooring throughout - engineered hardwood & marmoleum (which is made out of linseed and is a natural product that is non-toxic & environmentally friendly)
- ~ Ikea wardrobe in downstairs bedroom and built-in cupboards in main bedroom.
- ~ New kitchen appliances
- ~ New roof and siding on garage and garage door
- ~ Replaced shingles on roof

2008
2007
2005

