



Check out the YouTube video at www.LovelyTorontoHomes.com

Julie Kinnear*, Jennifer Palacios*,
Holly Chandler* & Tyler Delaney* Sales Representative*

Office 416.236.1392 Direct 416.762.5949

julie@juliekinneer.com ♦ www.juliekinneer.com

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
Top 1% in Canada - by referral only™

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Guiding you home



55 Fairview Avenue Superb Location!



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Stylish, Completely Renovated Home!

Inside and out, this gorgeous house will leave a lasting impression. **Recently renovated from top to bottom with 3 bedrooms, an office/den, 2 full baths, finished lower level and many thoughtful upgrades throughout.** Turnkey opportunity! Just move in and enjoy.

This quiet, family-friendly, treed neighbourhood is exceptional. **Walk to the best restaurants and shops of The Junction & Bloor West. Superb school district!**

Open-concept main floor with an **immaculate family kitchen designed by BiglarKinyan with a walkout to the beautiful back garden.**

Rare, detached 1-car garage off the back laneway with wall-to-wall storage closets. There is ample space for all your tools, toys etc. With the **full-height windows and glass French doors at the front**, it would make a beautiful studio space! **Private drive for 1 additional parking spot!**

Upgraded mechanicals and systems.

You will say “WOW”

- Pretty exterior façade with **covered front porch and new front door.**
- **Gracious open-concept living/dining rooms** with rich, dark-chocolate coloured hardwood floors.
- **West-facing window allows for lots of natural light.**
- **Sleek kitchen renovation!** Designer touches include: **Granite counters, stainless-steel appliances and a much-desired gas range** (no need to fret over Toronto’s electrical power outages), glass-tiled backsplash, custom cabinetry and ample cupboard space. **Breakfast bar** with a double sink is the perfect spot for casual meals & entertaining. **Convenient walk-out to the back garden.**

Second Floor Delight!

- **Gorgeous Master Bedroom has a 14-foot Cathedral ceiling!**
- **Spacious 2nd bedroom has a wall of closets** with sliding doors and gentle light for peaceful nap times.
- **Quiet 3rd bedroom with a walk-through to a home office** boasts a **wall of windows overlooking the backyard.** Ideal for your growing child’s homework area.
- **Upgraded 4-piece family bath** has polished cement counters, a large tub, tiled floors and a backsplash that features glass tiles specially ordered from Italy!
- Hardwood floors throughout & a linen closet.

Superb finished lower level transformation for a growing family!

- **Family recreation room offers good ceiling height**, 2 closets, **commercial-grade super-cushy** broadloom and halogen lighting.
- **Luxurious 3-piece bath** has a large glass-enclosed shower.
- **Under-stair storage room** and large laundry room with additional storage space.
- **Separate entrance is a big bonus.** Pre-reno the space was used as an in-law suite/ basement apartment.
- **Professionally landscaped yards!** Enjoy summer dining, barbecuing,playtime with kids & pets or just kicking back and hanging out in the **fully fenced private backyard.**

Location! Location! Location! The Best of Bloor West, High Park North & The Junction!

Family-friendly tree-lined street with amazing neighbours and lots of children creates a warm community feel! An annual street party is organized every year giving everyone a chance to catch up & meet new neighbours.

Located in a beautiful pocket of homes south of Annette, north of Bloor Street , West of High Park Avenue and east of Runnymede Road. **An oasis** from the hustle and bustle yet a walkable distance to every amenity you could possibly need.

Walk to all your shopping needs!

- Dundas West features the **hip Junction cafes, restaurants & independently owned shops & weekly farmer’s market.** Up on St Clair, you’ll find convenient big box stores.
- **Bloor West Village** features many specialty shops, fruit markets, European delis/bakeries and delicious restaurants.
- **Annette Street** has many cafes, restaurants & chic shops with more opening up.

High Park & Grenadier Pond feature endless recreational activities including a large off-leash dog walking area, fishing, outdoor live amphitheatre performances, gardens, train rides, an animal zoo, historical exhibits, a restaurant and the Howard Park Tennis club. High Park’s sports facilities include tennis, baseball, soccer, lawn bowling, swimming, and skating!

Easy access to Lake Ontario & The **Martin Goodman Trail.** Nearby neighbourhood parks with the advantage of **easy access to the lush Humber River paths & green space too!**

Popular school district! Just a short walk to the highly rated **Annette Jr & Sr P.S with community centre attached, St Cecilia Catholic School and HumberSide Collegiate.** High Park alternative and many Catholic, French & specialty schools all close by.

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

Motorists can be downtown or the Airport in short order. Only minutes away from the Gardiner Expressway, QEW, 427 and the 401!

Bedrooms: 3+1	Baths: 2 (1 x 4 Piece) + (1 x 3 Piece)	Possession: 60 Days/TBA	Lot Size: 17.21 x 115.00
Approx Sq. Ft: 1950 (Includes lower level)		Parking: Detached, 1 car garage off the back laneway + private drive for 1 additional car	
2014 Approximate Annual Expenses: Taxes: \$4400.00 Hydro: \$1200.00 Heat/Gas: \$1500.00 Water: \$500.00 Insurance: \$588.00			
Inclusions: Stainless steel fridge, gas stove, exhaust hood & built-in dishwasher, electric light fixtures, window coverings, washer, dryer, alarm system, master bedroom wardrobe.			

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Upgrades & Improvements!

2014

~ Fully renovated the basement with new insulation, drywall, broadloom, new bathroom, and new laundry room.

2013

~ New insulation and drywall for the back entrance
~ Landscaping front and back yards

2012

~ Renovated the 1st and 2nd floor.
~ Guttered the interior down to the bricks.
~ New wooden framing, new insulation (Roxul R14) and drywall.
~ New joists to support second floor with double header beam for the staircase
~ New oak staircase and new railings
~ Fully upgraded electrical and installed new panel (no K&T and ESA inspected)
~ Fully upgraded plumbing and fully renovated and expanded bathroom
~ New kitchen (designed by BiglarKinyan Design) with granite countertops
~ New hardwood floors
~ New solid-pine doors for 2nd floor
~ Replaced front and back door
~ Replaced 6 windows

