



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.

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Guiding you home



559 Indian Grove

Hip & Vibrant Junction!



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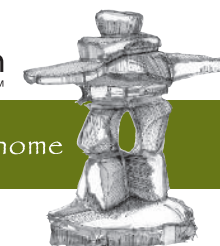
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559 Indian Grove, Toronto

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Junction! Major Wow! Attention 1st Time Buyers!

As cute as a button on the outside as it is inside, a story book setting right out of Coronation Street! This stylish and fully renovated end of row freehold 1900’s home is located in the trendy and sought after Junction neighbourhood - nearby Keele & Dundas, offering superb shopping, transit and renowned schools!

Move right into this 2 bedrooms plus a den and 2 full modern baths. Finished lower level and plenty of storage space! Great layout!

Made for entertaining! Bright, open-concept main floor plan with a renovated kitchen! Walk-out to the back patio and lush private fully enclosed yard.

Why settle for a condo when you can own a house? Easy decision! Enjoy the extra privacy, and a great investment. In Toronto, houses have been appreciating much faster than condos!

A fantastic opportunity for a multitude of buyers: singles, couples, young families or downsizers!

Step Inside & Take a Peek!

• Historic charm with a contemporary interior

• Sexy exposed brick wall shows the 100 + year old bricks that were manufactured in the Junction area

• Slick newer frosted glass/metal front door with slate floors in the entry

• Preferred open concept living/dining room with tall ceilings and bonus of double sliding glass doors that walk-out to the front yard. Let the sun shine in! Blond hardwood floors throughout

• Cook up a storm in the renovated kitchen with stainless steel appliances, built-in bar area, glass backsplash, stone counters and plenty of cupboard space

• Sliding glass doors from the kitchen walk-out to the tranquil back patio and yard. Enjoy barbeques, drinks and al fresco dining with friends and family all year round

• Mature trees (2 that flower) add plenty of shade and greenery in the summer. The low maintenance perennial garden make it an urban oasis

• Bright, extra large master bedroom with a double closet and Victorian style towering ceilings!

• Pretty 2nd bedroom overlooks the backyard. Canadian maple wood floors throughout the 2nd level (2016)

• The open den area makes for a great home office or reading area and separates the bedrooms for optimum privacy

• Luxurious freshly renovated 4 piece bath, complete with heated marble floors, custom vanity, antique tin ceiling and reclaimed barn board shelving

• Finished lower level makes for an ideal guest room/ teens room or nanny area with a 3 piece updated bath

• FULL storage room to store all your “stuff” out of sight

• Laundry area with front loader LG washer and dryer and separate utility area

• There is a 10 foot wide right of way from the laneway to the south of 555 Indian Grove that leads into the back yard of 559 Indian Grove. This R.OW. is also shared by 557 and 555 Indian Grove. The sellers do not use it for cars, nor do the neighbours - they have fenced it with locked gates for bike and other belongings and everyone has a key.

• The thoughtfully landscaped front yard has a gated area to keep garbage and recycling bins clean and tidy, as well as perennial plants that are very low-maintenance.

Bedrooms: 2 + Den		Baths: 2 (1 x 4 Piece on 2nd Floor) (1 x 3 Piece in Lower Level)		
Approx Sq. Ft: 1490 sf (includes the lower level)		Possession: 90 Days/TBA		Lot Size: 15.83 x 85.25 Feet (Irregular)
Approximate 2016 Annual Expenses:	Taxes: \$2868.22	Hydro: \$990.00	Heat/Gas: \$552.00	Water/Waste: \$540.00
Inclusions: Stainless steel: Frigidaire fridge & stove, Bosch dishwasher, LG front loading washer and dryer, window coverings, electric light fixtures, built-in shelves in dining room, Nest protect on the main and 2nd floor, Nest thermostat system, mirror in dining room, shelves in bathroom, shed, hot water tank (rental)				
Exclusions: Shelving unit in den		Parking: Right of way parking for 1 car. Street permit parking also available		

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Upgrades & Improvements

2016 ~ New air conditioner
~ Renovated the bathroom with heated marble floors, custom vanity, antique tin ceiling and reclaimed barn board shelving (from Forever Interiors)
~ Canadian maple hardwood floors throughout the second floor

2015 ~ Tuck-pointing and masonry repairs plus professionally painted exterior
~ Roof repair
~ Replaced the fence in the front
~ Fully painted interior (eco-friendly, low voc paint)
~ Nest wi-fi learning thermostat & smoke detectors

2013 ~ Cedar fence in backyard (including fenced right-of-way)

2012 ~ Electrical updates/electrical inspection
~ Stainless steel appliances (Frigidaire Fridge and Stove, Bosch dishwasher). Cabinets
~ LG washer and dryer and replaced the window in the den

Hip & Vibrant Junction!

Fantastic opportunity to own a move-in ready home in a premium pocket of the Junction! Great mix of a cool urban location, yet proud community vibe.

A bit about the immediate neighbours: 557 Indian Grove has done a large renovation on the home and plans to landscape the front yard of her property this fall. 555 Indian Grove - older couple with grown kids. 75 and 77 Hook belong to young families.

Dundas West features the funky Junction cafes, delicious restaurants, eclectic antique stores, independently owned shops & popular weekly farmer’s market that runs from May to October. Find convenient big box stores up on St Clair.

Some neighbourhood favourite restaurants, cafes & stores include: Al Pastor, Hole in the Wall, Wicked Samich, Roux, Honest Weight, Playa Cabana Cantina, Nodo, La Rev, craft breweries (Indie Ale House, Junction Brewery), and coffee shops (Kaffe Bar, Crema & Full Stop). Cool shops - Smash, Mjolk, Forever Interiors and Gerhard to name but a few!

More insider intel: Walk to the wonderful family-run organic grocery store on the corner of Keele and Dundas called Ko, as well as the ever expanding Sweet Potato and No Frills, artisanal cheese shop and organic butchers.

New shops will be opening when the Duke condos are finished this fall/winter, as well as a new bakery opening on Dundas just east of Indian Grove.

Every September a five-block section of Dundas Street West, between Keele Street and Quebec Avenue, closes for the Junction Arts Festival a five-day jamboree of music. It drew over 260,000 people last year! There is also the Summer Solstice Festival & Night Market.

Plenty of Green space! Family/Dog friendly Baird Park, Dundas-Watkinson Parkette & Vine Avenue Parkette for nearby kids play, and a short distance from the ever so popular High Park/Grenadier Pond. Easy access to Lake Ontario & The Martin Goodman Trail.

Renowned school district! Indian Road Crescent Jr P.S., the highly rated Annette Jr & Sr P.S with community centre attached & Humberside Collegiate as well as The Early Years Centre, and many Catholic, French & specialty schools all close by.

Well served by the TTC. Short walk to Keele subway station via Indian Grove entrance. There are several bus lines along Dundas Street West, Dupont & Keele connecting passengers to the Dundas subway station via the Bloor/Danforth & Yonge lines, a short commute to the GO train and UP Express to Pearson.

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! Close to the West Toronto Railpath for cyclists too!