



# 7 Gwynne Avenue

## Popular Parkdale Location



Check out the YouTube video at [www.LovelyTorontoHomes.com](http://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

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Julie Kinnear  
Jennifer Palacios  
Holly Chandler  
Tyler Delaney

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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## 7 Gwynne Avenue, Toronto

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### Hot Deal in Hip West Location!

Charming and updated Victorian style end of the row home located on a very pretty street in trendy Parkdale north of King St. West. Ready to move right in!

Good layout with over 2200 square feet (including the lower level). Well-proportioned principal rooms, plus main floor den, 3 bedrooms up, and plenty of outdoor living space for all to enjoy.

Many options for a first time or move up buyer or keep as a rental investment property in a prime location.

Numerous renovations, upgrades and mechanical updates in 2010 (no knob & tube).

Vibrant artistic and professional community with many young families. Walk to all of the fabulous King & Queen St. West & Liberty Village shops, restaurants and cafes.

Easy access to the Gardiner Expressway and minutes to the TTC. Great parks, trails and lake surround this hot property.

### Features Inside:

#### Main Floor

- Double door enclosed front entry
- Sun-filled living room with a large bay window
- Dining room (currently used as a bedroom) with a closet - EASY to remove temporary wall to open to living room.
- Spacious eat-in renovated kitchen with gas range and plenty of counter and cupboard space
- Den with a walk-out to the backyard - great breakfast room, mud room, office etc.
- Wood laminate flooring throughout

#### Spacious Second Floor

- Bright, extra large master bedroom with a closet overlooking the front yard
- The 2nd & 3rd bedrooms are both a good size with a closet each
- 3 piece bath with an enclosed glass shower
- Wood laminate floors throughout

**Full Lower Level** is a large open canvas to use as you wish

- Open area would make a fine recreation room
- Toilet installed in full bathroom with rough-in plumbing for a sink and shower
- Roughed in plumbing for a laundry room - front loading washer/dryer new never used ready to be hooked up
- Workshop/storage room with a work bench for the handy Andy of the house

### Popular Parkdale!

As they say location, location, location! 7 Gwynne is in a prime spot just north of King St West and west of Dufferin Street located in one of Toronto's most vibrant areas!

Wonderful tree lined streets surrounded by beautiful Victorian homes and impressive mansions, remind us that Parkdale was once one of Toronto's wealthiest communities. Bonus to be within walking distance of Toronto's waterfront. It is also a straight bike/walk/streetcar all the way downtown.

Enjoy the eclectic mix of shops and restaurants of King & Queen Street West or Liberty Village or head north to Roncesvalles Village shopping district and take in the outstanding food markets, delis, restaurants, and polish specialty shops. Very close to the CNE grounds (BMO field) and The Drake Hotel.

Fan of the outdoors? - access the Martin Goodman Trail that spans the whole waterfront of Toronto on Lake Ontario, as well as very close to the jewel in Toronto's park system - High Park.

Residents can enjoy the community centres, libraries and activities that Parkdale has to offer.

Desirable neighbourhood schools include Alexander MG Ave Jr & Sr P.S. and popular Parkdale Collegiate (with International Baccalaureate program), as well as private & Catholic schools close by.

Only a few blocks from the refurbished massive St. Joseph's Hospital!

With a transit score of 100/100 you are well served by public transit with streetcar service on King Street, either downtown or up Dufferin or Roncesvalles Avenue to connect to the Bloor-Danforth subway line.

Motorists are just minutes from downtown or out of town with direct access to both the Gardiner Expressway/QEW and Lake Shore Blvd West.

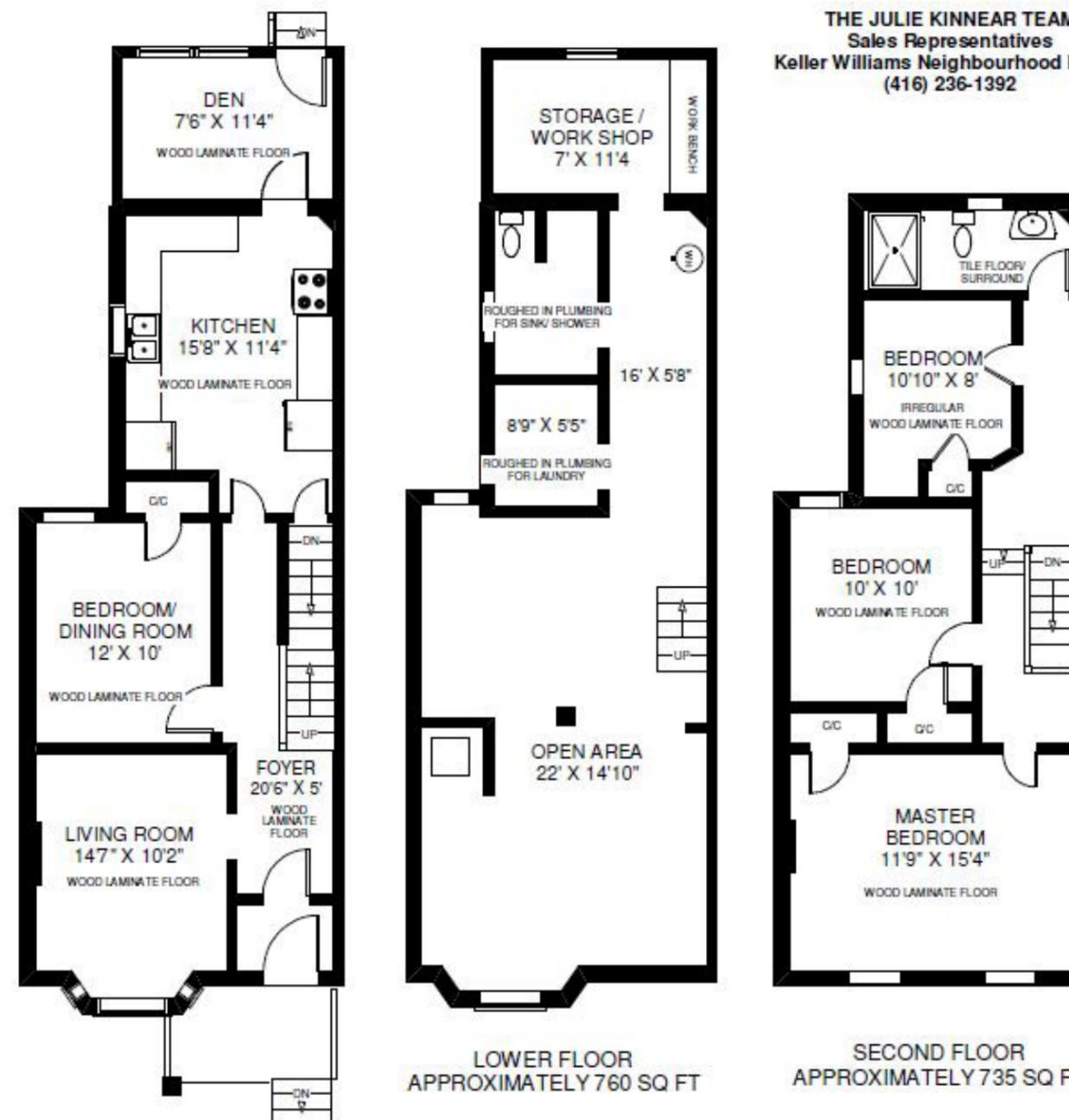
## Upgrades & Improvements

2010 ~ Major renovation, including kitchen, drywall, floors, doors, windows, electrical, gas furnace and some plumbing.

2004 ~ Back roof

## 7 GWYNNE AVENUE

THE JULIE KINNEAR TEAM  
Sales Representatives  
Keller Williams Neighbourhood Realty  
(416) 236-1392



LOWER FLOOR  
APPROXIMATELY 760 SQ FT

SECOND FLOOR  
APPROXIMATELY 735 SQ FT

MAIN FLOOR  
APPROXIMATELY 760 SQ FT

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

Bedrooms: 3	Baths: 2 (1 x 3 Piece on 2nd Floor) (1 piece toilet with roughed in plumbing for shower & sink in the lower level)
Approx Sq. Ft: 2255 square feet (includes the lower level)	Possession: 60-90 Days/TBA
Approximate 2015 Annual Expenses: Taxes: \$2911.84	Hydro: \$1000.00 Heat/Gas: \$1800.00 Water: \$375.00 Insurance: \$1209.10
Inclusions: Fridge, gas stove, electric light fixtures, window coverings, hot water tank (rental)	Parking: Street permit parking available
Exclusions: All personal items belonging to the tenants	

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