

88 Colbeck Street Prime Bloor West Village



Check out the YouTube video at www.LovelyTorontoHomes.com

Julie Kinnear, Jennifer Palacios,
Holly Chandler & Tyler Delaney Sales Representatives

Office 416.236.1392 Direct 416.762.5949

julie@juliekinnear.com ♦ www.juliekinnear.com

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KELLERWILLIAMS
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Prime Bloor West Village Home

Hello gorgeous! Beautifully renovated with exceptional size & style. Rare 3 storey addition including main floor family room & extra large master!

Located in a premium location in Bloor West Village! Just a block to Runnymede Public School, Bloor Street Shops and the subway!

Great flow for entertaining and family lifestyle with elegant oversized principal rooms, impeccably renovated “Marcon” kitchen 2013, 4 large bedrooms, 2 full baths, lots of original charm & character intact plus an expansive finished lower level with a separate entrance!

Detached 1 car garage. Numerous worry free \$\$ mechanical upgrades throughout including no knob & tube!

Attention growing families looking to find your forever home!

Spoil yourself with all the luxurious comforts...

• Enjoy the big old fashioned front porch. Cool in summer with towering trees! And the easy maintenance mature perennial gardens.

• Enter into the gracious front foyer with front hall closet.

• Charm & character abounds with original exposed natural wood trim and mouldings, and hardwood floors throughout

• Sun-filled formal living room with an inviting wood-burning fireplace (2012) with handsome mantle with marble inlay & double French doors.

• The main floor addition incorporates the much preferred large open concept kitchen overlooking the dining room & family room combination.

• This custom kitchen is on every cook’s wish list! Newly renovated by the fashionable Marcon kitchens in 2013. Features include a large “peninsula” with breakfast bar and granite counters, high end stainless steel kitchen appliances, sumptuous heated porcelain tiled floors!

• Skylit walk out to the back deck. Relax in the quiet, private fully fenced and landscaped rear yard, great for barbecuing & parties all summer long!

• Dining space with hardwood floors will host your largest of family gatherings in style!

• A big bay window in the main floor family room overlooks the back garden, and is ideal for keeping an eye on the kids.

• The 2nd floor incorporates 4 fabulous generous sized bedrooms, ample closet space, hardwood floors and pretty picture windows!

• Well renovated and tasteful 4 piece family bath includes tile surround, a pedestal sink & linen closet.

• King sized master is a continuation of the addition along the back.

- Remarkable fully finished lower level with good ceiling height works well for any family!
 - Ideal for growing tweens and kids play room.
 - Updated 4 piece bathroom
 - Separate entrance could make this a perfect in-law suite, rental income or nanny’s apartment.
 - Office area with a sink would be an easy conversion for a kitchenette.
 - Laundry/utility room and ample storage space for all your extra “stuff”
 - Professionally excavated private walk-out to the back garden.

Beautiful Bloor West Village

You could not ask for a better location! Colbeck is a sought after location in the heart of the action, one block north of Bloor and just west of Runnymede.

Many festivals and events 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.

Many impromptu gatherings with nearby neighbours happen throughout the year. Safe fun-filled community with kids playing road hockey, learning to ride their bikes or just out for a walk with the dog!

Prepared to be pampered...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.

Go Green! A short walk to the Runnymede subway station connects you along the Bloor-Danforth & Yonge subway lines

Drivers will find the 15 minute drive downtown convenient with both the Gardiner and Lakeshore Blvd a few minutes away. Pearson Airport & 400 series highways are easily accessible from this location.

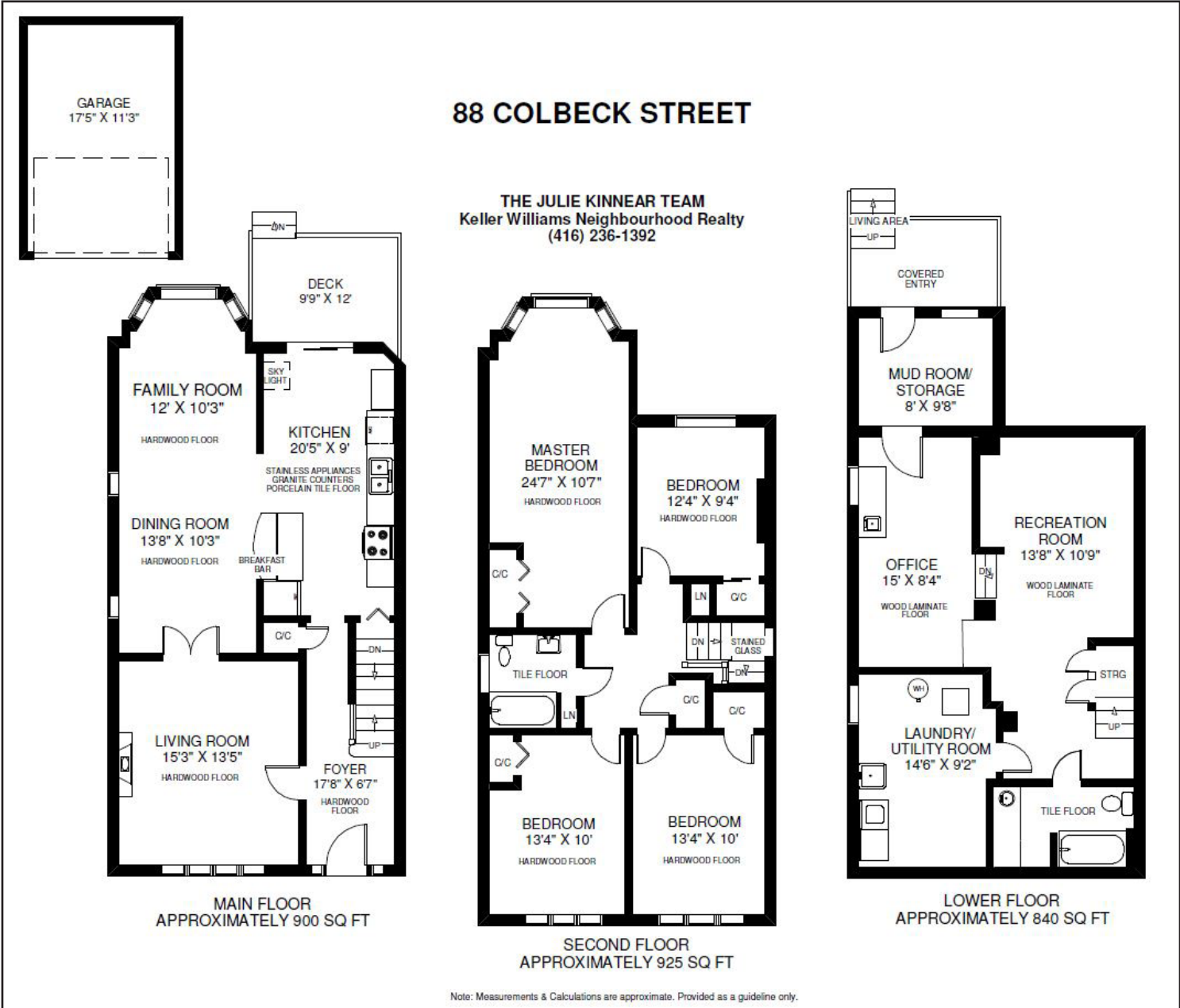
Located in the popular Runnymede Jr & Sr P.S. & Humberside Collegiate school districts, plus St. Pius attracting many families to this neighbourhood. Children can walk safely to school!

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.

Plenty of public parks & green space surround! Beresford Park, Neil McLellan Park & Etienne Brule Park are all just a short stroll. For fitness & nature enthusiasts there are many options including the Humber River paths just a couple of blocks west, and of course High Park & Grenadier Pond the city’s largest green space, and the Martin Goodman Trail on Lake Ontario.

Upgrades & Improvements

- 2013 ~ New Marcon kitchen with porcelain heated flooring
- 2013 ~ All electrical fully updated (no knob & tube)
- 2012 ~ Wood-burning fireplace update done by Walter Townsend & Sons
- 2008 ~ Updated water main pipes to street & increased water pressure
- 2006 ~ New roof (Avenue Road Roofing). Eeaves troughs & chimney liner



Bedrooms: 4	Baths: 2 (1x4 Piece 2nd Floor) (1x4 Piece Lower Level)	Possession: 60 Days/TBA	Lot Size: 26.25 x 105.83 Feet
Parking: Detched 1 car garage off right of way. Owners park on street. Permits available			Approx Sq. Ft: 2710 (Includes Lower Level)
Inclusions: Stainless steel fridge, stove & built-in dishwasher, washer, dryer, window coverings, electric light fixtures, hot water tank (rental). Exclusions: Chandelier in master bedroom & front hallway			
Annual Expenses for 2013:	Taxes: \$5473.92	Hydro: \$1500.00	Heating/Gas: \$1600.00
	Water: \$1300.00	Insurance: \$1400.00	

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