

## WHAT WE LOVE ABOUT OUR HOME

We love our home's charming Victorian character lovingly maintained & restored by different families for 150+ years. It still retains original details like the high ceilings, oiled-hardwood ground floors, & soft wide-plank pine floor upstairs. The pretty facade is also intact with the slate shingles, "gingerbread" wooden window frames (custom hand-cut & restored), & the rare, preserved ground floor arched windows. The red front door with oval glass pane & the carved wood exterior door are vintage.

The classic floor plan is ideal for families. You can have dinner parties without waking the kids or shut the door & take a work call in the kitchen while the kids are attending Zoom school. The sun-room in the back that we call "the cottage" makes a great office or workout space. You can also have dinner w/ family and/or friends under the string lights. The kitchen has slate floors & stained glass transom window. Off the kitchen is a charming, wallpapered, & tiled powder room. The primary bedroom has oversized built-in closets & deep window sills. We recently upgraded to rain-shower head, deep jacuzzi tub, & heated bathroom floors.

We have a big two-car garage. It has enough space for our car, 6 bicycles, & all our sports equipment. The basement apartment was recently redone and now feature 7' high ceilings, a full kitchen, & a private washer-dryer. Outside the house is a perennial gated English garden filled with tulips, honeysuckle, flowering trees, & Japanese maples. Birch trees, perennial flowers, & raised, fenced vegetable beds adorn our backyard.

We live in an amazing neighbourhood - truly the best in the city! We are a close-knit community of families w/ young children. Several neighbours are artists, musicians, and sports enthusiasts so we have concerts, Halloween celebrations, & basketball games in the lane way. We exchange baked goods on holidays & hand-me-downs for our kids.

Our house is excellently located. Just steps to two grocery stores, Mabel's Bakery on Queen, the streetcar, world-class restaurants, galleries, & boutiques. It's only a short walk or bike ride on Argyle to the park, community center, & playground. McCormick Park & Dufferin Grove is nearby, w/ Friday night family dinners & farmers' market. You can walk or bike to the West End YMCA. It takes a 20-minute bike or streetcar ride to downtown, 10 minutes on the Dufferin bus to the lake, & a short ride to the subway on Bloor. We are right in the middle of the shopping and dining strips of West Queen West, Parkdale, Ossington, & Dundas West. Since everything is close, we hardly ever use our car!

Scan code below to view full listing details, virtual tour, neighbourhood stats, and professional photography.



### SCHOOLS

- 7 public schools
- 6 Catholic schools
- 7 have catchments
- 2 private schools nearby



### PARKS & RECREATION

- 4 playgrounds
- 2 wading pools
- 4 others within a 20-minute walk



### TRANSIT

- Street transit is less than a 2-minute walk away
- Rail transit stop is less than 2km away

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### UPGRADES AND IMPROVEMENTS

- 2021: Installed new faucet in the main kitchen
- 2020: Installed new Furnace (Lennox ML296), new water heater, & new faucet in basement apartment kitchen; Pruning and tree care in the front yard
- 2019: Installed fiber optic high speed Internet cable in the house and basement apartment
- 2018: Bought new back-up battery for sump pump; Waterproofed basement exterior walls; Installed weeping tiles, drainage, and new vinyl flooring in the basement apartment; Mold remediation in the closet of the basement apartment
- 2017: Installed stone step at front porch; Repaired interlocking stone path; Restored and repainted upper front windows; Repaired existing gutters; Installed rain gutters on the South side of the property
- 2015: Installed light fixture in main hallway, 2 new windows in the front bedroom, and 1 new window in the rear bedroom
- 2014: Replaced slate shingles on the front and rear roof, asphalt shingles on front facade and rear, rain gutters on the front; Put in new siding on the North and South sides

### INCLUSIONS

- Fridge, stove, microwave, dishwasher
- Washer/dryer (x2)
- Garage door opener
- Existing blinds (See Exclusions)
- All light fixtures (See Exclusions)

### EXCLUSIONS

- Curtains in the living room at the front of the house
- Curtains at the primary front bedroom
- Staging light fixtures - gold light fixture in the living room & black pendant light fixture in the kitchen
- TV wall mounts

### RENTALS

- None

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