

WHAT WE LOVE ABOUT OUR HOME

- This unit is a literal oasis tucked away in a quiet side street in the heart of Parkdale/Queen West just a short walk north of Liberty Village, & south of Dundas West. We have everything we could ever want within minutes from our door yet it never feels like you're overwhelmed.
- Walk to pick up a pizza from Blondies to eat in the park or walk our dog through Trillium Park to sit by a fire pit or on the beach. Walking distance to great bars, restaurants on Queen West & Ossington, festivals/concerts, shops, bakeries, & the more functional stores (Canadian Tire, Shopper's, Longos, Metro, LCBO, etc.).
- We're about a 10-15 minute walk to Budweiser Stage, BMO, Coca Cola Colliseum, Fort York etc. We'll miss walking through Ontario Place while there's a concert going on at The Budweiser Stage. Free music!
- We loved walking to High Park & Trinity Bellwoods, sometimes going on bike rides along the Lakeshore. We'd also walk for hours along the boardwalk, or rent a rowboat or paddle board at the beaches at Ontario Place.
- Really close to doctors, dentists, physios, schools, etc. Walk for 5 minutes to Dufferin Bus, King Streetcar, & Queen Streetcar. Great access to the Lakeshore & Gardiner.
- The neighbourhood is full of young families, pets, & young professionals from all walks of life who are down to earth and just easy to live around. I don't think noise or parties have ever been an issue & there are no bougies.
- The large rooftop terrace makes summer awesome. We've done family BBQs, big hangout parties with friends, sunbathing. In the summer, it becomes a second & much bigger living room.

UPGRADES

- 2019 - Replaced all piping
- Replaced central AC & handler
- Removed outdated hot water tank w/ rented on-demand energy efficient boiler. This also freed up a lot of space in the upstairs storage closet.
- Bought modern, energy-efficient dishwasher

INCLUSIONS

- Fridge, stove, microwave, & dishwasher
- Built-in spice rack, knife rack, & towel holder
- AC unit, thermostat & smart smoke alarms
- California shutters on the main floor
- Built-in speakers
- Wall shoe racks x12
- Bathroom toilet paper holder
- Garage door opener

RENTALS

- On-demand boiler & furnace

EXCLUSIONS

- None, all items are negotiable

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 splash pads
- 1 other within a 20-minute walk



TRANSIT

- Street transit is less than a 2-minute walk away
- Rail transit stop is less than 1 km away

Michelle Kaweesa, Broker | RE/MAX Hallmark LTD. Brokerage
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