

# 70 Hewitt Ave.

<b>Lot Size</b>	25 x 155 ft	<b>Electrical</b>	2 x 60amp services
<b>Possession</b>	90-120 days/TBA	<b>Heating</b>	hot water boiler
<b>Taxes</b>	\$5,288.96/2009	<b>Plumbing</b>	copper/plastic with updated incoming
<b>Parking</b>	street permit*	<b>Roof</b>	asphalt shingles
<b>Bedrooms</b>	6	<b>Bathrooms</b>	2 x 4 1 x 2 1 x 1

## Welcome to 70 Hewitt Ave.

A beautifully restored 9 room, 3 storey Edwardian on one of Roncesvalles' best streets. The home features a modern open plan kitchen, powder room, master with ensuite bath, family room with fireplace and long list of major updates. Private landscaped garden set on a 155' lot.

This prime High Park home is centrally located in one of Toronto's hottest neighbourhoods where the Revue Cinema and Roncesvalles shops are but 4 minutes away, the Dundas subway station or Keele subway station (Indian Road exit) a short 9 minute walk and three streetcar routes to subway and downtown are within one block. Also close to Montessori, French Immersion, Howard Park Tennis Club, High Park, lakefront bike trail and boardwalk. The street has a community dynamic rare in a big city with several organized annual events, including street yard sale and bbq, a Canada Day bbq, and a Hewitt Ladies Night.

The south facing living room features hardwood flooring with high trim, almost 9' ceilings, leaded glass windows and gas fireplace. A modern open plan eat-in kitchen which overlooks the sun filled dining room, features hardwood flooring, exposed brick on the east wall, a ceiling fan, subway tile ceramic backsplash, granite counters, breakfast bar, double corner sink and stainless steel appliances.

There is additional space in the back entrance-way off the kitchen and in the main floor ensuite laundry/sewing room with full size stackable washer & dryer. A 2pc powder room is tucked away at the north end of the dining room.

The second level has three bedrooms and an office all with hardwood floors; a family room or 5<sup>th</sup> bedroom with bay windows, wood burning fireplace & walk out to a second storey balcony; and a 4pc bath. The master bedroom features a newer 4pc ensuite bath with ample windows, exposed brick, pedestal sink, clawfoot tub; and large adjoining dressing room / walk-in closet

A bright third level has two additional bedrooms with wood flooring, bench window seating and ample walk-in storage space in the north room.

An unfinished lower level currently a workshop and storage space has an entrance to the backyard. There is adequate clearance for conversion to living space (ceiling height 7').

An extra deep 155' lot has three backyard decks with separate flagstone patios, cottage garden shed and extensive landscaping including perennial gardens. The entire west and north walls of the garden are brick for added privacy and charm. An enclosed front porch with new cork flooring is ideal for rainy weather when wet shoes & boots could be left to dry before entering the house.

Schools in the area: Howard Park Public School (offers French immersion), Keele Street Jr & Sr P.S., Runnymede Jr & Sr P.S., Fern Middle School, Garden Avenue Public School, High Park Alternative School, HumberSide Collegiate, Ursula Franklin Academy & Western Tech.

**Updates** –Entirely new kitchen including new electrical and plumbing (2003); new bathrooms including new plumbing (2003); electrical updates through-out home (2003); flooring: hardwood refinished throughout (2003), main hardwood stairs and third floor bedroom floor refinished (2009), cork floor in front porch (2008); new furnace (2003); new main floor gas fireplace reconditioned/tiled (2010), new wood fireplace (2003); plumbing: all new drains (2003), City replaced water drain from street (2007/08); windows: all new windows except main & 2<sup>nd</sup> floor leaded glass bay window and back porch windows (2003); insulation in attic & master bedroom walls (2003); exterior: new siding on back of house and cleaning of brick (2003); landscaping: structural landscaping (2004), watering system (2006), front walkway replaced with stonework (2009)

**Inclusions** – GE Profile fridge, Frigidaire Gallery Professional Series dual fuel convection oven & stove top, Whirlpool Quiet Partner dishwasher, stackable washer and dryer, all light fixtures, window coverings, L shaped cherry desk in den

**Exclusions** – Chandelier in front hallway

**Approximate Expenses (2009 annual)** - hydro \$1,529; heat \$2,915; water \$510

**\*Parking information:** There is currently no waiting list and permit parking is available. A permit from November 1/09 until May 31/10 is \$87.83. Request for a permit can be done via regular mail (about 2 week turnaround time) or in person (applications processed on the spot). Proof of residency is required (driver's license/vehicle registration required although any other id with address will suffice until the end of that term)