

241 Quebec Ave.

Lot Size	25 x 160 ft	Electrical	200amp/breakers
Possession	60-90 days/TBA	Heating	hi-efficiency gas furnace (2004)
Taxes	\$4,314.51/2009	Cooling	central (2004)
Parking	garage & parking pad (via lane)	Plumbing	copper
Bedrooms	3	Roof	asphalt shingle (2005)
Bathrooms	1x 4		

Welcome to 241 Quebec Ave.

Renovated 3 bedroom family home in the heart of High Park with a deep, landscaped 160' lot with garage and lane. Walk to top ranked schools and 7 minutes to subway.

- Spacious front porch with new door and glass side panels. Decorative brick fireplace in the foyer.
- Living room has hardwood flooring, french doors and pot lights. Enjoy views of sunsets and Ravina Gardens.
- Dining room with hardwood flooring, crown moulding, pot lights and a walk out through a set of double french doors to backyard deck.
- Updated kitchen has large window, ceramic backsplash and includes a hook-up for either a gas or electric stove.
- Three bedrooms on second level have ceiling fans and the north rooms have hardwood flooring. The north/west bedroom has a Juliette balcony. Sunny 4 pc bath (1 x 3 and 1 x 1) has tiled flooring, remodelled sink, oversized soaker tub with rain shower, and pot lights.
- Partially finished lower level has separate entrance; rec room; work shop area and laundry space. There is new sub-flooring throughout the entire lower level and a bathroom rough-in (sewer & water lines).
- Large backyard has been completely re-landscaped and includes a field stone rock wall, trees, shrubs and a large deck - ideal for summer entertaining.
- Family oriented neighbourhood with a strong sense of community. A 7 minute walk from High Park subway station and the park – near the heart of Bloor West Village: home to acclaimed food stores, bakeries, greengrocers and other specialty shops. Walk north 10 minutes to the artsy Junction neighbourhood and sample some treats at Crema Café, Vesuvio's, Sweet Potato or North of Bombay.
- Short walk to some of Toronto's best schools: Humberstone Collegiate Institute, St. Cecilia Catholic School and Annette Street Public School.

Updates – kitchen (2008) including new floor, counter top, dishwasher and backsplash; new furnace and central air (2004); new roof with ice dam barrier installed and new eavestroughs (2005); electrical (2004) including a complete removal of knob & tube, new 200amp service from street, entire house rewired, pot lights/new fixtures; plumbing: PVC drain replaced during last 15 years and new 1" water line from street (2005); flooring in kitchen and front hallway (2007); main bathroom (2005); landscaping (2006) including new backyard fence and pavement of rear lane.

Inclusions – fridge, stove, dishwasher, new Frigidaire front load washer & dryer (2009), light fixtures, window coverings, towel heating rack in bathroom