

# 120 Jane Street

<b>Lot Size</b>	24.4 ft x 93.0 ft	<b>Electrical</b>	100 amp/ circuitbreakers
<b>Possession</b>	60 – 90 Days	<b>Heating</b>	hot water oil (oil tank 2004)
<b>Taxes</b>	3226.77/2010	<b>Plumbing</b>	copper
<b>Parking</b>	single car garage	<b>Roof</b>	asphalt shingles
<b>Bedrooms</b>	3	<b>Fireplace</b>	decorative
<b>Bathrooms</b>	1x4, 1x3		

## Welcome to 120 Jane Street.

Opportunity knocks! Bright, impeccably maintained 3 bdrm brick semi offers the buyer tremendous value in very desirable Bloor West Village. Spacious open plan; separate entrance to fully finished basement with galley kitchen & bath. Wide drive, garage and west garden. Steps to subway, shops, schools and the beautiful Humber River parklands!

### Additional features include:

- Landscaped walk-up to covered porch.
- Foyer has mirrored coat closet, original crystal door hardware and hardwood floors.
- Bright open concept living and dining area with hardwood floors, decorative fireplace with wood mantle, 8 foot ceilings, track lighting and ceiling fan. Dining area has large picture window overlooking the west-facing backyard.
- Eat-in kitchen with wood cabinets
- Upper level has 3 bedrooms each with hardwood floors, windows and closets. Master and 2<sup>nd</sup> bedroom feature ceiling fans and walk-in closets.
- Full 4- piece bath on upper level with original black and white tiles.
- Charming original features include crystal door hardware, hardwood floors and frosted glass light fixtures throughout.
- Separate entrance to lower level apartment with kitchen, tiled floors, above grade windows, 3-piece bath and bedroom/recreation room. Ideal for income or additional living space.
- Private backyard with large oak trees provide lots of summer shade.
- Schools in the area include: Runnymede Junior and Senior Public School, HumberSide Collegiate Institute, Western Technical Institute, Ursula Franklin Academy, St. Pius X Catholic School, Bishop Allen Academy, Etobicoke School of the Arts.
- Ideally situated only 3 minutes from TTC subway and Bloor West Village shops, cafes and restaurants. Short walk to the Humber River and Etienne Brule parklands and the Old Mill Tennis Club.

**Updates** – furnace (2006), electrical (2003), roof (1999), plumbing (2010)

**Inclusions** – stove (x2), fridge (x2), electric light fixtures