



# 134 Lindsey Avenue

Presented by:



**Yvonne Huh**

Broker & Senior Vice President, Sales

Certified International Property Specialist

C: 416-505-0153

[yhuh@sothebysrealty.ca](mailto:yhuh@sothebysrealty.ca)

[yvonnehuhrealty.com](http://yvonnehuhrealty.com)

# WELCOME TO 134 LINDSEY AVENUE!

## Property Information

### OVERVIEW:

- An exceptional home with wonderful character and beautiful detailing throughout in amazing Dufferin Grove. Relax on the inviting front porch or private backyard.
- A detached single car garage with ample storage and lane access. A laneway house is possible under Toronto's "Changing Lanes" program (report available).

### NEIGHBOURHOOD:

- Lively neighbourhood and friendly neighbours with multiple schools and daycares.
- Excellent access to local transportation – 8 minute walk to Dufferin subway station and a few minutes to College and Dufferin streetcars.
- Great family friendly parks, including: Dufferin Grove Park with kids wading pool, sand pit in summer and skating rink in winter. Plus, a year round, weekly farmer's market.
- Terrific local stores, coffee shops, bars and restaurants within minutes on College and Dundas Streets.
- Two blocks away from Dufferin Mall, including: Walmart, Sephora, H&M, Winners, grocery stores and more!
- In the heart of downtown west: surrounded by Roncesvalles to the west; Little Italy to the east; the Junction to the north; and Beaconsfield Village to the south.

### WHAT THE SELLER LOVES ABOUT THE HOME:

- Annual "street party" in the back alley where all neighbours host garage sales.
- Backyard gets great evening sun and has a grapevine, which covers the east fence all summer and yields grapes at the end of summer. A Dutchman's Pipe vine and a Virginia creeper vine were planted in 2022 on the west and east backyard walls, respectively, for lush greenery throughout the summer. Front yard has a large tree for shade and privacy.
- Great natural light throughout the house; skylight at the top of stairs floods top floor and ground floor staircase with light.
- New custom bathroom renovation and kitchen quartz countertops and island with seating.
- Extra storage with an attic in the garage.



HARDWORKING  
UNWAVERING  
HONEST

## **PUBLIC SCHOOLS**

- Brock Public School (JK – 08)
- Bloor Collegiate Institute (GR. 09 – 12)

## **CATHOLIC SCHOOLS**

- St. Helen Catholic School (JK – 8)
- James Culnan Catholic School (JK – 8) French Immersion
- St. Mary Catholic Academy (Gr. 9 – 12)

## **MAIN FLOOR**

### **Living Room**

- High Ceilings (9 ft)
- Hardwood floor (recently refinished)
- Combined with Dining Room
- Window Overlooks Front Porch
- Foyer

### **Dining Room**

- Window
- Pot lights
- Hardwood Floor
- High Ceilings (9ft)
- Ceiling medallion
- Combined with Living Room

### **Kitchen**

- Window
- Deep Double Sink
- Under Cabinet Lights
- Quartz Counters
- Hardwood Floor
- Quartz Island with Seating
- Pot lights

### **Breakfast Area/Mudroom**

- Double Glass Doors - Access to backyard, Garage and Optional Basement Apartment
- Built-in Storage/Closets
- Hardwood Floor
- Pot lights

## **SECOND FLOOR**

### **Principal Bedroom**

- Window
- Hardwood Floor
- Double Closet

### **Second Bedroom**

- Window
- Hardwood Floor
- Closet



HARDWORKING  
UNWAVERING  
HONEST

### Den/Office

- Window
- Hardwood Floor

### Skylight

### Bathroom (fully renovated in 2021)

- Window
- Hardwood Floor
- Moroccan tile floors with in-floor heating
- Quartz Shower/Tub Surround
- Stacked Washer/Dryer

## **LOWER LEVEL**

- Separate Entrance to Optional Basement Apartment
- 4-piece Bathroom (renovated in 2015)
- Full Kitchen
- Pot lights
- Ample Storage

## **RENOVATIONS**

**2024:** New heat pump installed for heat and air conditioning. Retaining wall in backyard basement entrance redone. New concrete blocks in backyard.

**2022:** Basement renovations included new flooring and painted walls.

**2021:** New upstairs bathroom with custom cut quartz shower tile (single tile fitted floor to ceiling), new bathtub, sink, cabinetry, Moroccan tile floors with in-floor heating and laundry units installed in closet.

New solid hardwood floors in hallway and office with wood shelves installed in office.

New electric baseboard heaters installed throughout house and updates to electrical panel (200 amps)

New tiles in front entrance.

Maple hardwood floors refinished on ground floor.

New quartz countertops, new fridge and farmhouse sink with new faucet installed in kitchen.

**2020:**

New IKO Cambridge shingles replaced on front porch, back porch and garage with 40-year product warranty and 10 year workmanship warranty.

**2015:** Basement kitchen installed and bathroom renovated.

# Offered for your consideration at: \$1,099,000

Annual Taxes	\$4,830.48 (2023 final taxes)
Legal Description	PT LT 26-27 PL 677 CITY WEST AS IN CA154654
Possession	30/60/TBA
Parking	Detached garage with lane access; possible laneway house (report available upon request)
Inclusions	Samsung Stove, Samsung Microwave; Samsung Dishwasher; Fridge (Classic Retro by Unique); Basement Fridge (Classic Retro by Unique) and stove; All Window Coverings; All Electric Light Fixtures
Exclusions	None
Rentals	None

## THANK YOU FOR YOUR INTEREST!!

Yvonne Huh Broker, Senior Vice President, Sales

Certified International Property Specialist

Sotheby's International Realty Canada

416-505-0153

[yhuh@sothebysrealty.ca](mailto:yhuh@sothebysrealty.ca)

yvonnehuhrealty.com



HARDWORKING  
UNWAVERING  
HONEST

# 134 LINDSEY AVENUE, TORONTO

