

## Special Features Of This Lovely Home

❖ Don't miss out on this opportunity to live in one of Toronto's fabulous, desirable, chic neighbourhoods... Yorkville is one of Toronto's most dynamic and exciting! This area, which contains a variety of posh stores and boutiques, is a favourite for many upscale professionals. It is an eclectic mix of theatres, gourmet restaurants, and a prestigious shopping district. Yorkville's shops and restaurants are located in pretty Victorian houses on Yorkville Avenue, Hazelton Avenue, Cumberland Street and Scollard Street, The Hazelton Lanes shopping centre located at 55 Avenue Road features over 100 exclusive shops and restaurants.

❖ Everything you could possibly want is in this downtown core. Both high end and bargain shops are all within walking distance. Bookstores such as Indigo/Chapters, music stores, cafes & coffee shops everywhere, art exhibits, stage, museums, theatre, pubs, nightclubs and much more. If it's dining that you prefer on your evenings out, you'll have a vast array of restaurants to choose from. You'll be within walking distance to Bloor St ... from Bay to Yonge it's the centre of it all in Toronto! Toronto's financial district and University of Toronto, Queens Park and the Government buildings are all just minutes away.

❖ All of Toronto's subway lines are accessible from this area, and there are buses on Avenue Rd and Bay St. If you have to hop in a car, you'll be a very short drive away from the Lakeshore and Gardiner and a few minutes from the DVP and the 401. Zip cars are close by for a lower cost part-time vehicle option. For leisure time there are numerous parks and green spaces, as well as a local leash-free dog park. For some downtime, enjoy jogging or walking through the valley.

❖ This terrific two-bedroom townhome built in 1883 is located in a wonderful friendly community. It's almost like living in a small village, but with the best features of a major city at your doorstep. Inside, there are hardwood floors and pot lights in the open concept living and dining room. The living room has a sliding glass door walk-out to a Juliet balcony plus a regular door out to the patio. It's nice to have a private outdoor European-style space in the middle of the bustling city. This one has an interlock brick patio, high privacy fence and wall and a built-in space saving corner garden.

❖ The kitchen is U-shaped with granite counters, an under-

counter sink, stainless steel fridge and dishwasher. The arched window lets in lots of light and overlooks the front of the property. There is plenty of lower cupboard space as well as some nice glass-fronted cupboards above. Opening directly to the dining room is handy and nice for when you're cooking to be able to chat with family or guests.

❖ The second floor has the two bedrooms and a four-piece family bathroom. The master is at the front of the home and has broadloom and track lighting. Two nice size windows allow for lots of light and there are two closets along one wall. The sunny second bedroom is at the rear of the home and overlooks the patio. It has broadloom and a nice walk-in closet. Recently a sliding glass door was added to open out to a Juliet balcony. The four-piece bathroom has a combined tub and shower.

❖ The lower level has broadloom in the recreation room as well as high ceilings and pot lights. There is also a laundry/utility room which houses a handy two-piece bathroom with a toilet and sink and an electric sauna behind the bathroom.

❖ **Extras include:** Fridge and dishwasher, both stainless steel, white stove, washer, dryer, all electric light fixtures and window coverings except those in master bedroom.

❖ **Features include:** Location, location, location - perfect downtown Toronto spot, close to everything!

**You could be in your wonderful new home in time to enjoy summer.**



## CALL THIS HOUSE 'HOME'



# 31 BELMONT STREET

Watch VIDEO...  
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QR code  
reader on  
your  
phone!



View more colour photos, the individual floor plans and a video of this home PLUS the neighbourhood features at

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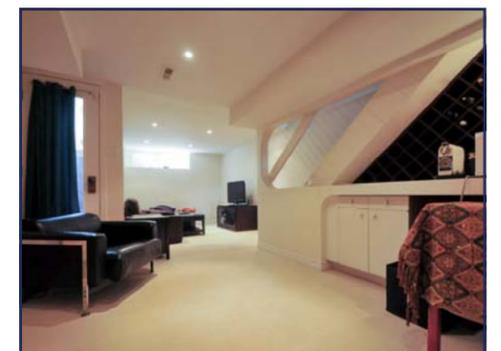
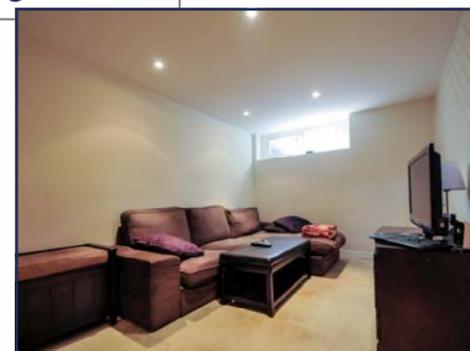
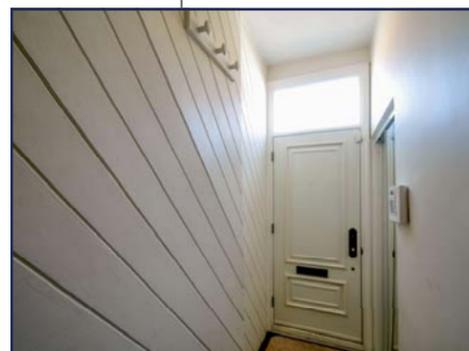
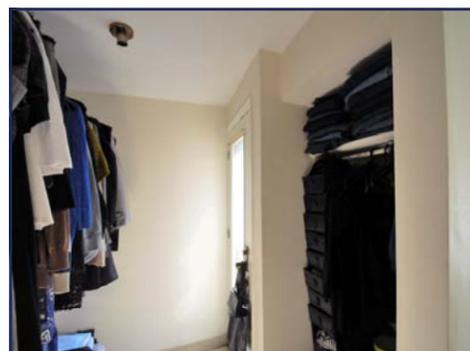
Toronto's Real Estate Team - Thomas, Sally & Rylie Cook  
Sales Reps at RE/MAX Hallmark Realty Ltd Brokerage 416-465-7850



Fabulous  
Yorkville  
Location in  
downtown  
Toronto

Terrific  
neighbourhood  
amenities and  
activities

Shops,  
restaurants,  
theatre, parks,  
other  
entertainment &  
public transit - all  
close by



Terrific downtown 3-level townhome close to everything, with 2 bedrooms, 1.5 bathrooms. Perfect city location!

# List Price

# \$799,800

**Minimum Down Payment \$39,990**

**Monthly PI Payment \$3,651\***

\*Based on 2.75% 5-year mortgage rate for qualified buyers

## How Much Can YOU Afford?

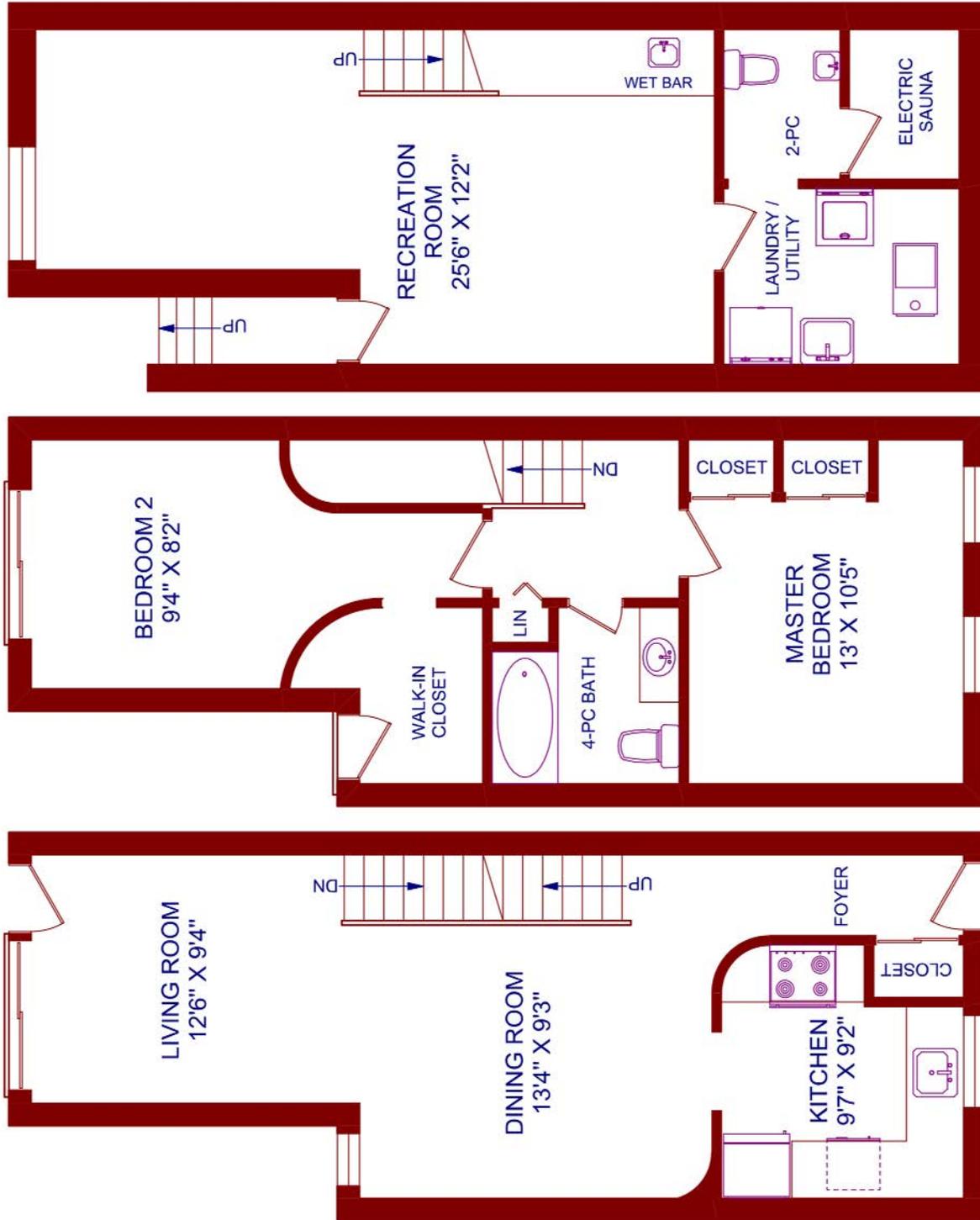
Based on 2.75% Mortgage Rate	5% Down	10% Down	15% Down	20% Down
Down Payment	\$40,000	\$80,000	\$120,000	\$160,000
TOTAL Monthly Payment (Mortgage, taxes, utilities, insurance)	\$4,300	\$4,050	\$3,850	\$3,600
Closing Costs (Including down payment)	\$49,000	\$89,000	\$129,000	\$169,000
Gross Income Req'd To Qualify For The Mortgage	\$155,500	\$145,500	\$136,500	\$126,000

*\* Calculations are estimates only ... buyer must verify for themselves!*

## List Of Neighbourhood Features

<b>Elementary Schools - Public</b>	Jesse Ketchum Junior and Senior Public School (GR. JK-08), 61 Davenport Rd;
<b>Elementary - Catholic</b>	Our Lady of Perpetual Help, 1 1/2 Garfield Ave
<b>High School - Public</b>	Jarvis Collegiate Institute (GR. 09-12), 495 Jarvis St; Northern Secondary School (GR. 09-12), 851 Mount Pleasant Rd
<b>High School - Catholic</b>	St. Joseph's College, 74 Wellesley Street W
<b>Restaurants / Specialty Shops / Bookstores / Coffee Shops / Entertainment</b>	Absolutely everywhere in this area. Both Rosedale and Yorkville have fabulous stores, restaurants, cafes... there are also shops, coffee shops and more. You can also shop or dine along Davenport Rd, Dupont Rd, Avenue Rd, Yonge St, Bloor St, Bay St, the list is endless as this residence is in Yorkville/Annex and close to Rosedale as well. Everything you could possibly want is in this downtown core. Bookstores such as Indigo/Chapters, music stores, art exhibits, stage, museums, pubs, nightclubs and much more
<b>Local Parks</b>	Huge gardens at Casa Loma; Ramsden Park; Jesse Ketchum Park, Rosedale Ravine Lands
<b>Recreation</b>	The Yorkville Club/ Yorkville, Studio in Hazelton Lanes; Jesse Ketchum Park Recreation Centre
<b>Library</b>	Toronto Reference Library, 789 Yonge St; Yorkville, 22 Yorkville Ave
<b>Best Area Shopping</b>	For great shopping, there is Yorkville and Bloor St from Bay along the Annex, including Holt Renfrew and more; Hazelton Lanes on Avenue Rd for high-end chic & posh clothing, shoe stores and more; Yonge St for just about everything else; The Bay at Yonge & Bloor; over on Yonge St north of Rosedale subway you will find lots of antique and specialty shops as well, and there is also Davenport, Dupont; You can shop 'till you drop, everywhere in this neighbourhood! - it's all within a short distance away
<b>Public Transit Access/ Highways</b>	Bus service along Avenue Rd and Bay St; Yonge and Bloor subway station close by, Lakeshore/Gardiner, Hwy 401, and DVP are all a short drive away
<b>Hospital</b>	Within a short distance of Toronto's hospital hub south on University Avenue

*Buyers should verify all school information themselves—May be enrollment restrictions*



**LOWER LEVEL**  
504 SQUARE FEET



**truplan**  
416 573 2096  
E & O.E.  
Floor plan may not be 100% accurate.

**SECOND FLOOR**  
504 SQUARE FEET

**31 BELMONT STREET**

**MAIN FLOOR**  
504 SQUARE FEET

# Floor Plans

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