



626 Adelaide St W, Toronto ON, M6J 1A9

**What our sellers love about their home!**

“Living in this neighbourhood has been an absolute pleasure. With shops, music venues, and sports arenas within walking distance, there’s always something to do. We’ve loved exploring the restaurants, galleries, and food shops. Trinity Bellwoods Park provides a perfect escape for relaxation and recreation.

The central location in the downtown core makes everything accessible. We’re close to shopping malls, and the King streetcar offers easy access across town.

Our home has no sub-basement, so everything is conveniently on the ground floor and up. We’ve never experienced leaks or major problems, and it’s always warm and cozy in the winters. Built in the 1980s, the house is sturdy, strong, and spacious. We love the open main floor and our kitchen for entertaining our family and friends. The garage and driveway are very convenient because we’ve never had to worry about parking.

The community is great, with neighbours who truly care about each other, making it a wonderful place to call home.”

**Improvements to Property:**

- New Eavestrough (Front, 2023)
- Patio Hardscaping (2022)
- Renovated Kitchen (2021)
- New Kitchen Appliances (2021)
- Hardwood Floors (2<sup>nd</sup> Storey, 2021)
- New Insulated Garage Door (2019)
- Washer & Dryer (2018)
- Central Vacuum (2015)
- Central Air Conditioner (2015)
- Furnace (2014)
- Lennox Humidifier (2013)
- Windows (2006)

**Included with Property:**

- Appliances: Refrigerator, Stove, Exhaust Fan, Built-in Dishwasher, Washer & Dryer.
- All existing electrical light fixtures, window coverings, bathroom mirrors and wall-mounted shelving
- Central Vacuum equipment and accessories
- Ecobee Thermostat
- Owned: Furnace & Central Air Conditioner
- Built-in 1-car garage with private 1-car driveway

**Excluded from the Property:**

- All furniture, accessories and décor related to staging

**Rentals (assumable):**

- Hot Water Tank with Reliance for \$32.80 + HST, monthly

**Neighbourhood Highlights:**

- Transit: TTC King St W & Tecumseth (2 min walk), GO Station at Exhibition Station (15 min walk)
- Restaurants and Cafes: Terroni, Cibo, Mission Eatery, Gusto 101, North of Brooklyn Pizzeria
- Conveniences:
- Recreation: Trinity Bellwoods Park, Stackt Market, The Well, Rogers Centre, Coronation Park and The Bentway (for skating in the winter, and fun summer events), vintage shopping on Queen West and in Kensington Market
- Schools: PUBLIC: Niagara Street Junior Public School(JK-6), Ryerson Community School(JK-8), ÉÉ Pierre-Elliott-Trudeau(French, JK-6), Parkdale Collegiate Institute(9-12), ÉS Toronto Ouest(French,7-12); CATHOLIC: St. Mary Catholic School(JK-8), ÉÉC du Sacré-Coeur-Toronto(JK-6), ÉSC Saint-Frère-André(French, 7-12), St. Mary Catholic Academy(9-12); SPECIALTY: Downtown Vocal Music Academy of Toronto(4-8), Central Toronto Academy(9-12), St. Michael's Choir School(Catholic, 3-12), St. Joseph's College School(Catholic, 9-12); PRIVATE: Discovering Minds Montessori, Cornerstone Montessori Prep School, Mary Mother of God School(Catholic, JK-12)
- Neighbourhood Events: Farmer's Market at Trinity-Bellwoods Park (Tuesdays 3-7, May-Oct) & Nathan Philips Square (Wednesdays 8-2, June-Sept)