

### SPECIAL FEATURES

- New Roof
- 200 Amp Service
- Central Air Conditioning '09
- Private Parking

### FRONT EXTERIOR

- Gated front garden
- Separate entrance to lower level
- Large verandah

### FOYER

- Ceramic tile flooring
- Pot lights

### LIVING ROOM

- Double sliding French doors
- Hardwood flooring
- Overlooks front garden
- Decorative fireplace with wooden mantle
- Ceiling fan
- Two storage wardrobes

### DINING ROOM

- Hardwood flooring
- Pot lights

### KITCHEN

- Porcelain flooring
- Stainless steel gas KitchenAid stove/convection oven
- Stainless steel Danby microwave
- Built-in Miele dishwasher
- Built-in stainless steel stove vent
- Granite countertops
- Double stainless steel inlay sink with built-in water filter for drinking water
- Soft close cabinets
- Stainless steel bottom mount
- LG fridge
- Pot lights
- Eat-in
- Overlooks back garden
- Walk-out to Mud Room

### MUD ROOM

- Walk-out to back garden
- Porcelain flooring
- Storage wardrobe/pantry

### 2ND LEVEL

- Hardwood flooring
- Storage cubby under the stairs

### KITCHEN

- Overlooks back garden
- Gas GE stove
- Built-in stainless steel
- Whirlpool dishwasher
- LG fridge
- Pantry
- Built-in stove vent
- Stainless steel Panasonic microwave

### 4 PIECE BATHROOM

- Ceramic tile flooring
- Pot lights

### BEDROOM

- Hardwood flooring
- Pot lights
- Closet

### MASTER BEDROOM

- Hardwood flooring
- Closet
- Bay window
- Overlooks front garden
- Decorative fireplace

### 3RD LEVEL

- Laminate flooring
- Wardrobe

### BEDROOM

- Hardwood flooring
- Overlooks back garden

### BEDROOM

- Closet
- Overlooks front garden
- Hardwood flooring

### LOWER LEVEL

#### RECREATION ROOM

- Ceramic tile flooring
- Pot lights
- Paneled
- Access to Utility Room

#### LOWER LEVEL FOYER

- Ceramic tile flooring
- Two shelving units
- Walk-out to front garden

#### 4 PIECE BATHROOM

- Sunken flooring
- Porcelain flooring
- Claw foot tub
- Above grade window

### KITCHEN

- LG fridge
- Ceramic tile flooring
- Inglis stove
- Pot lights

### LAUNDRY ROOM

- Ceramic tile flooring
- Roper washer
- Moffat dryer
- Pot lights
- Walk-out to back garden

### BACKYARD

- Fenced yard
- One car parking
- Private
- Access to Lower Level



625 Euclid Avenue



EXCEEDING YOUR EXPECTATIONS



direct 416.390.2566 | office 416.443.0300 | fax 416.443.8619 | karen@karenmillar.com | karenmillarteam.com

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.



**PROPERTY FEATURES**

**Lot Size:** 17.5 x 111 Feet

**Taxes:** \$5,372.58/2017

**Bedrooms:** 4

**Parking:** Lane & 1 Car Parking

**Bathrooms:** 2x4, 1x2

**Possession:** Immediate/TBA

**Chattels:** Electric light fixtures, window coverings, stainless steel gas stove, built-in stainless steel stove vent, stainless steel fridge, 3 storage units 2nd level stove, fridge, pantry, built-in stove vent, stainless steel micro, 3rd level storage unit, basement fridge, stove, washer & dryer, 2 storage units





# 625 Euclid Ave

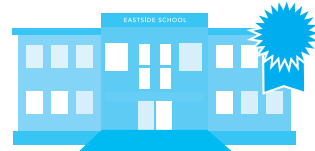
Toronto, ON  
HOODQ HIGHLIGHTS

Karen Millar  
416.443.0300  
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## SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood. There are also 2 Catholic schools and a private school within 1.53km of this address.



### Clinton Street Junior Public School

Grades PK to 6 (Assigned)  
460 Manning Ave  
0.35 KM

### King Edward Junior and Senior Public School

Grades PK to 8 (Assigned)  
112 Lippincott St  
0.75 KM

### Harbord Collegiate Institute

Grades 9 to 12 (Assigned)  
286 Harbord St  
0.17 KM

### É Éléonore Pierre-Elliott-Trudeau

Grades PK to 6  
65 Grace St  
1.14 KM

## PARKS & REC.

This home is located in park heaven, with 13 parks and a long list of recreation facilities within a 20 minute walk from this address.



### Healey Willan Park

504 Euclid Ave  
0.3 KM



### Christie Pits Park

779 Crawford Ave W  
0.44 KM



### Bickford Park

400 Grace St  
0.37 KM



### FACILITIES WITHIN A 20 MINUTE WALK

- |                    |                    |
|--------------------|--------------------|
| 4 Pools            | 2 Dog Parks        |
| 9 Playgrounds      | 6 Wading Pools     |
| 3 Sports Fields    | 1 Basketball Court |
| 1 Volleyball Court | 3 Splash Pads      |
| 6 Ball Diamonds    | 3 Rinks            |
| 1 Community Centre | 2 Trails           |

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 6 minute walk away.

**Nearest Street Level Transit Stop**  
Harbord St At Euclid Ave  
2 min

**Nearest Rail Transit Stop**  
Christie Station  
6 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 1.58km.

**Fire Station**  
132 Bellevue Ave  
0.93 KM

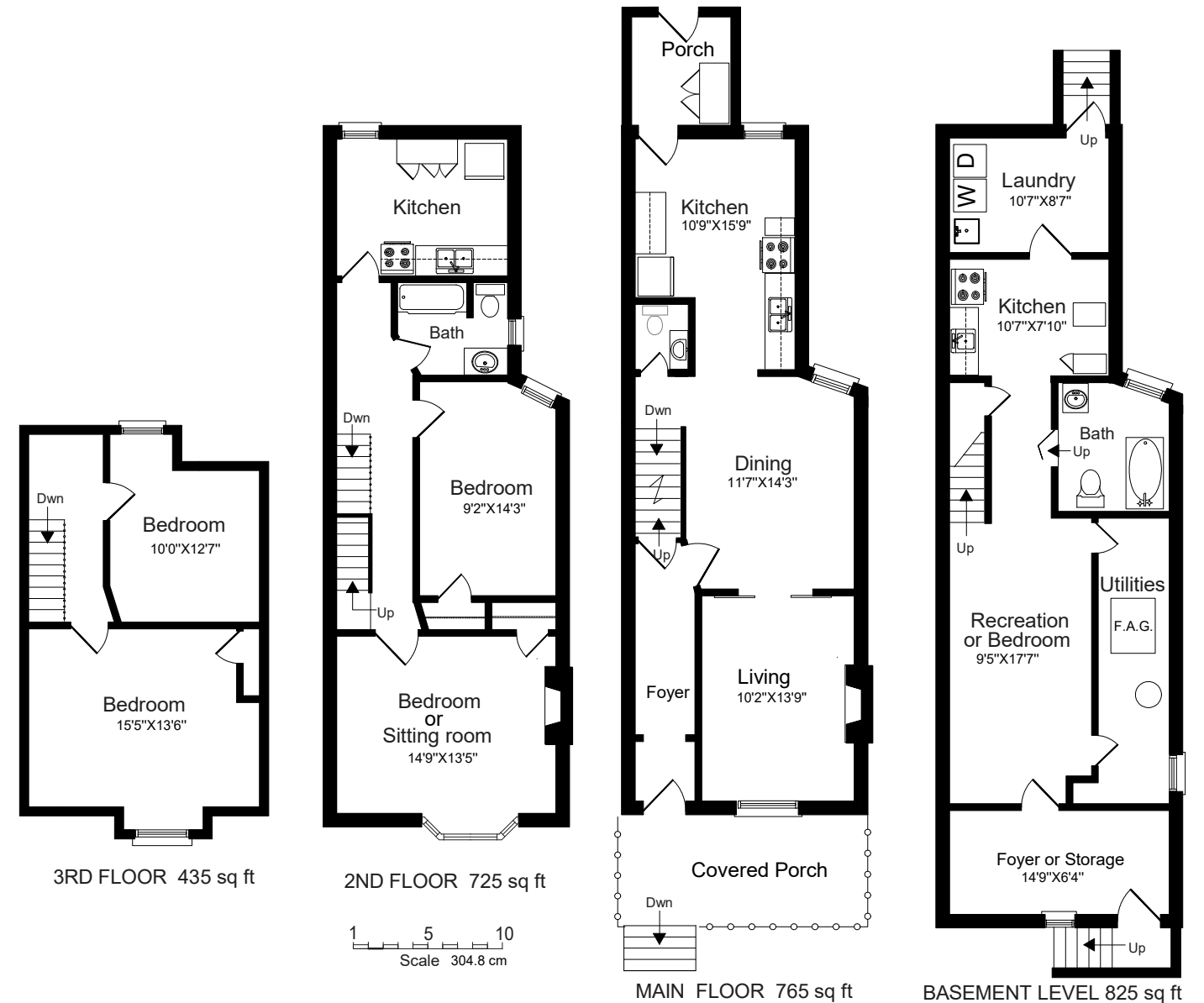
**University Health Network - Toronto Western Hospital**  
399 Bathurst St  
1.18 KM

**Police Station**  
350 Dovercourt Rd  
1.58 KM

## CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

- |                          |                              |
|--------------------------|------------------------------|
| <b>Cleaner</b><br>0.3 KM | <b>Pharmacy</b><br>0.3 KM    |
| <b>Coffee</b><br>0.3 KM  | <b>Grocery</b><br>0.3 KM     |
| <b>Gym</b><br>0.4 KM     | <b>Gas Station</b><br>0.7 KM |



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