



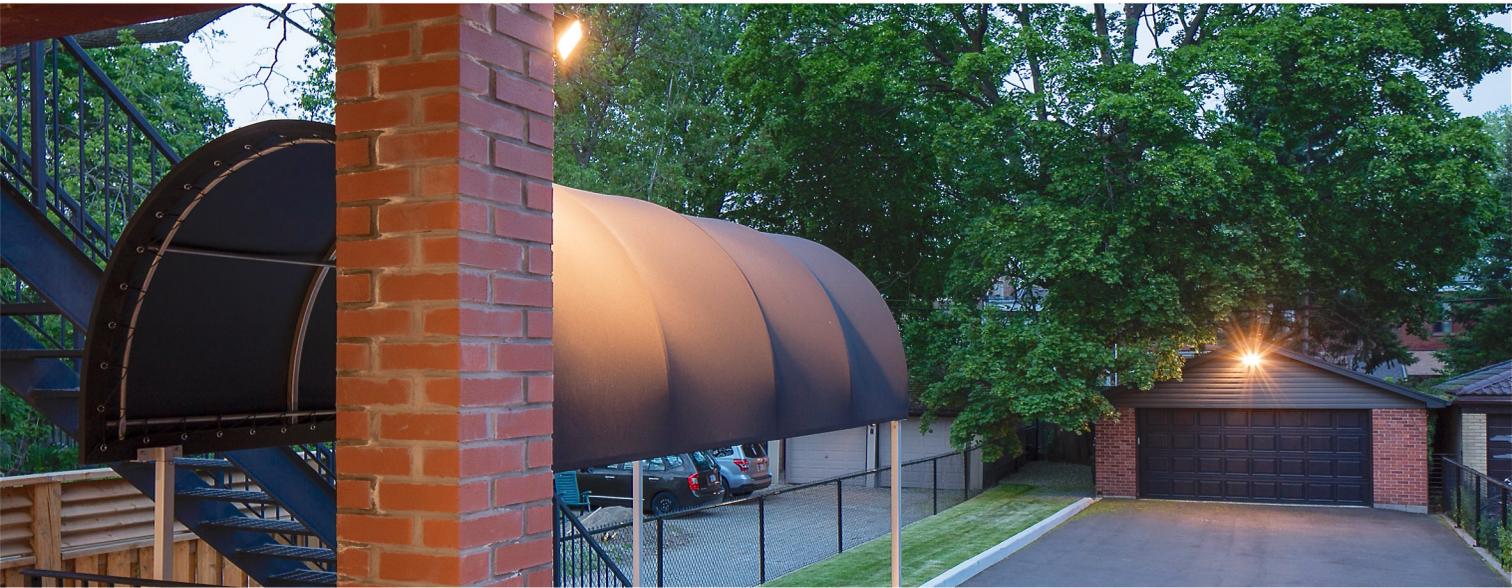
137 HIGH PARK AVENUE

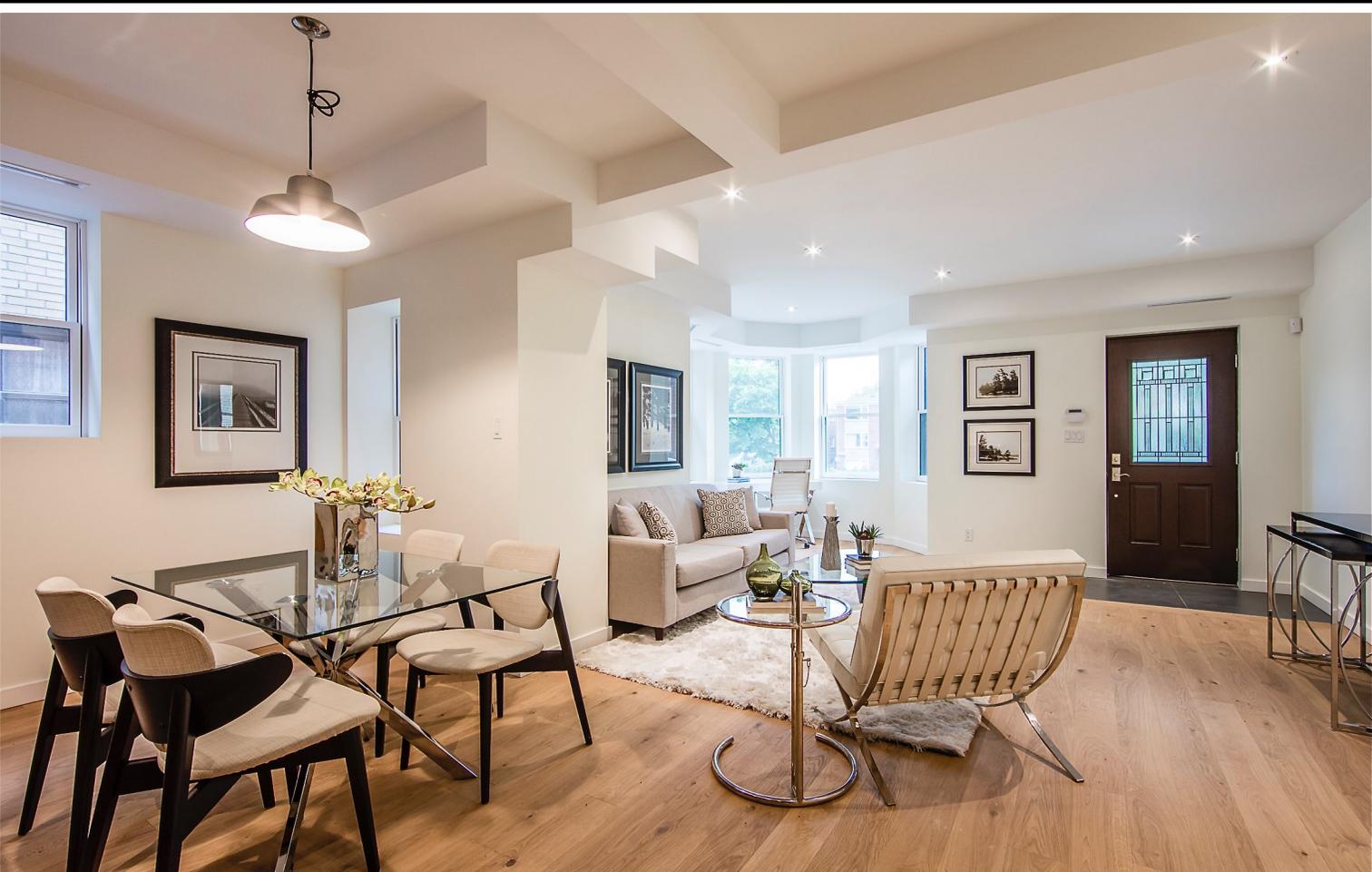
PRESENTED BY THE DALINDA TEAM



137 HIGH PARK AVENUE

This property is a stunning triplex residence that has been completely rebuilt for the discerning buyer, who appreciates superior workmanship and sophisticated styling. Each luxurious unit is of magazine quality and with its own furnace, hydro, central air, security system, and ensuite laundry. The main floor has a 2-bedroom unit, with patio. The upper unit boasts over 2,000 square feet, with 3-bedrooms, plus a family room. The lower floor is a spacious and bright 2-bedroom unit. Located on a 200-foot lot, with heated double car garage, on prestigious High Park Avenue, this home is a jewel of an investment property or a trendy multi-generational home.





MAIN FLOOR UNIT













UPPER UNIT



















LOWER UNIT

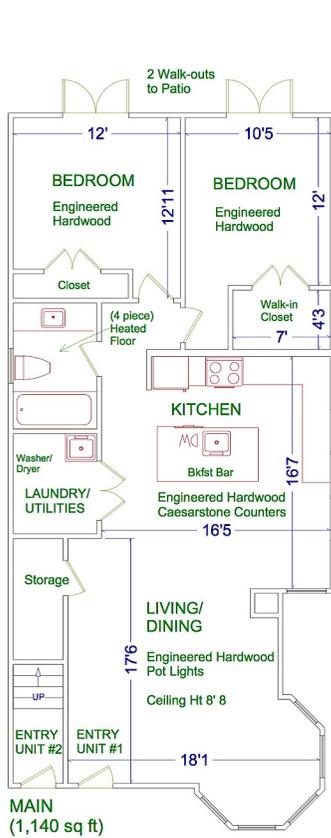
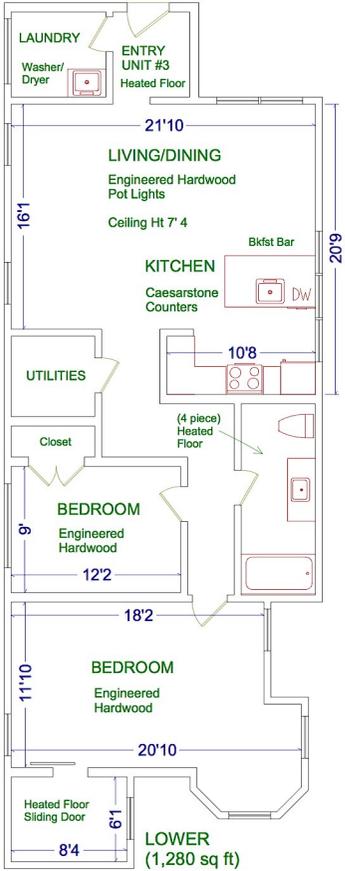


SPECIAL FEATURES

New front porch and walkway
Canopied entrance to lower level
Rear fire escapes
2 large balconies
Newly paved driveway
Heated and insulated double car garage
Automatic garage door opener
Underground sprinklers
New front doors, with leaded glass insert
4 multi point locking patio doors for greater security
New roof
New aluminum trim, eaves, soffits, and troughs
New Pella windows
3 self contained apartments
Soundproofing between floors
New furnace, central air, and tankless hot water tanks in each unit
Each unit has its own gas meter
Each unit has its own electric sub panel, with circuit breakers
All new wiring and plumbing
Pot lighting
New designer, top of the line Moncer engineered hardwood floors throughout
Heated porcelain floors in entry and in bathrooms
Custom designed kitchens with Caesar Stone counters
Custom designed bathroom vanities, with Caesar Stone counters and under mount sink

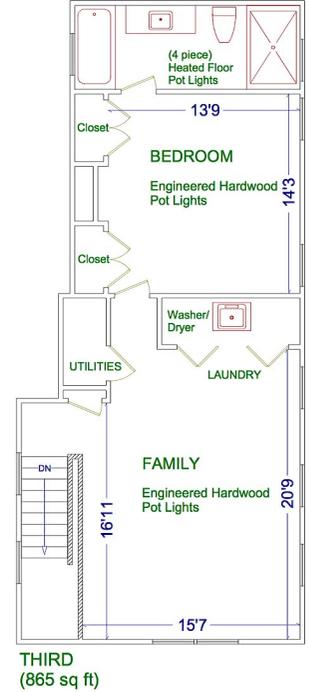
Wall mounted designer taps
Koehler sinks
Designer led light accents in all baths
3 Sub Zero panelled fridges, with 2 freezer drawers each
3 Wolf gas stoves
3 Asko panelled built-in dishwashers
3 Panasonic Genius Prestige Plus microwave ovens
3 LG steam, front load washer and dryers
3 oversized Franke kitchen sinks, with Rubinet faucets, with pull out sprayer
Roughed in gas fireplace on main floor
3 separate security systems
Parking in driveway for 4 extra cars, plus 2 in garage
Landscaped gardens

137 HIGH PARK AVENUE



Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.

FloorPlans Unlimited (416) 766-7479





137 HIGH PARK AVENUE

LOT SIZE: 32.5 X 200

EXCEEDING EXPECTATIONS



DAIVA DALINDA
Broker



LUKE DALINDA
Sales Representative



Royal LePage Real Estate Services Ltd., Brokerage Tel. (416) 236-1871 Email: ddalinda@dalinda.net

WRITTEN, PRODUCED, AND PRESENTED BY THE DALINDA TEAM.

THE INFORMATION THAT HAS BEEN WRITTEN HEREIN HAS BEEN OBTAINED FROM SOURCES THAT HAVE BEEN DEEMED RELIABLE. THERE HAS BEEN NO REASON TO DOUBT ITS ACCURACY, BUT, REGRETFULLY, IT CANNOT BE GUARANTEED. THIS IS NOT INTENDED TO SOLICIT CLIENTS THAT ARE UNDER CONTRACT WITH A BROKERAGE. ALL RIGHTS RESERVED. THIS BOOK, IN ALL OR IN PART, IS NOT TO BE REPRODUCED, STORED, RENTED, EXHIBITED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM WITHOUT PERMISSION THAT HAS BEEN WRITTEN BY, AND RECEIVED FROM, THE DALINDA TEAM. UNAUTHORIZED USE IS PROHIBITED BY LAW. © DALINDA TEAM

High Park

This residence is located just steps to High Park, Toronto's largest and most famous park, and Bloor West Village, Toronto's most popular west end community. High Park and Bloor West Village had been founded in 1909 by the instrumental efforts of John Howard, who had deeded his much-loved High Park estate to Toronto in 1873, Colonel William Smith Durie, who had owned the lands now known as Bloor West Village, and Eastern European immigrants, who had innovatively developed the area and its businesses. These neighborhoods boast some of Toronto's best shopping and dining destinations, the best schools in Toronto West, and quick travel times to the downtown core and the airport, via car or public transit.



