



## REALTY GROUP

43 Hunter St, Toronto ON, M4J1C1

### A century-old home thoughtfully renewed.

#### Improvements to Property:

- Hardwood Floors (2025)
- Furnace (2022)
- Hot Water Tank (2022) - rental
- Washer & Dryer (2022)
- Dishwasher (2021)
- Roof (2020)
- Exterior Plumbing Pipes replaced (2016); New clean-out caps (2025)
- Converted Basement Apartment into Recreation Room, but easy to retrofit back into Basement Apartment (2021)

#### 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
- Owned: Furnace & Air Conditioner

#### Excluded from the Property:

- All furniture, accessories and décor related to staging

#### Rentals (assumable):

- Hot Water Tank with Enercare (\$54.31+HST, monthly)

#### Neighbourhood Highlights:

- Transit: The closest street-level transit stop is Jones Ave at Shudell Ave (0.21kms). The closest rail transit stop is Donlands Station (0.76kms).
- Safety: Toronto East Health Network – Michael Garron Hospital at 825 Coxell Ave (1.82kms). Fire Station 323 at 153 Chatham Ave (0.57kms). Police 55 Division at 101 Coxwell Ave (1.6kms).
- Restaurants and Cafes: Dineen Outpost, Nutbar, The Rooster, Mocha Mocha, Red Rocket Coffee, Pilot Coffee Roasters, The Shmooz, Soul Chocolate, Left Field Brewery, One Night Only Pizza, Pizza Pride, Kawartha Dairy, Ed's Real Scoop, Mezes.
- Grocery & Conveniences: Lots of options at Gerrard Square (Jones & Gerrard St E area): Walmart, Food Basics, LCBO, Winners, etc

- Farmers' Markets: Leslieville Farmers' Market in Greenwood Park, Withrow Farmers' Market in Withrow Park
- Recreation: Greenwood Park 0.68kms (pool, dog park, playground, splash pad, sports field, 2 baseball diamonds, skating rink, clubhouse, community garden), Felstead Ave Playground 0.67kms (playground, sports field), Kempton Howard Park 0.34kms (playground, wading pool, ball diamond), Phin Ave Parkette 0.33kms (playground, wading pool, basketball court)
- Schools: ASSIGNED: Collège français secondaire(P-French, International Baccalaureate, Gr 7-12), Riverdale Collegiate Institute(P, French Immersion & French as 2<sup>nd</sup> Language, Gr 9-12), ÉS Michelle-O'Bonsawin(P-French, Gr 7-9), Earl Grey Senior Public School(P, Gr 7-8), ÉÉ La Mosaïque(P-French, Gr JK-6), Blake Street Junior Public School(P, Gr JK-6), ÉSC Saint-Frère-André(Catholic-French, International Baccalaureate, Gr 7-12), ÉÉC Georges-Étienne-Cartier(Catholic-French, Gr JK-6), Holy Name Catholic School(Catholic, Gr JK-8), ÉÉC du Bon-Berger(Catholic-French, Gr JK-6); NEARBY: Danforth Collegiate and Technical Institute(P, STEAM, Gr 9-12), Kapapamahchakwew - Wandering Spirit School(P, Special Focus & First Nations, Gr JK-12), Neil McNeil Catholic High School(Catholic, All-Male, Gr 9-12), Notre Dame Catholic High School(Catholic, All-Female, Gr 9-12), St. Patrick Catholic Secondary School(Catholic, Gr 9-12), St. Michael's Choir School(Catholic, All-Male, French Immersion & Special Focus, Gr 3-12); PRIVATE: Branksome Hall, Kew Park Montessori Day School