

**STU SELLS**
REALTY TEAM





 DETACHED HOUSE

 2 BEDS

 2 BATHS

678 Willard Ave

TAXES PER YEAR: \$3,597 / 2020 | LOT SIZE: 25 x 100 FT

Who Says You Can't Get Into The Toronto Real Estate Market for under a Million Dollars?

Welcome to this fully detached gorgeous home with original details and charm. Stunning hardwood floors throughout. Open concept dining/kitchen area with a breakfast bar. Spacious living room with traditional french doors and spectacular fireplace mantle. Extra large bedrooms on the second floor with a new bathroom. Basement is full/high with a ton of potential. This home is move in ready.

One of the best streets in the Junction Area. You can walk to everything-LCBO/Beer Store/Tim's/Shoppers/Shops and Restaurants In The Junction. Easy access to the Highway/TTC for your commute to work. Quick Jaunt To Bloor West Village And High Park.



UPGRADES GALORE!

- 2019 - Installed Backwater Valve
- 2016 - Tuck Pointing/Foundation work
- 2016 - New Shed
- 2015 - New Roof
- 2014 - 3/4 inch copper water supply - no lead
- 2014 - New Furnace
- 2014 - New Tankless on Demand Water Tank
- 2014 - Upgraded 2 nd. Floor Ceiling Insulation









678 Willard Ave

York, ON

HOODQ ADDRESS REPORT™

Stuart Sankey
416.669.9090
stusells.ca



SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



King George Junior Public School

Designated Catchment School
Grades PK to 6
25 Rexford Rd

Humbercrest Public School

Designated Catchment School
Grades PK to 8
14 St Marks Rd

É Éléon Charles-Sauriol

Designated Catchment School
Grades PK to 6
55 Pelham Ave

Runnymede Collegiate Institute

Designated Catchment School
Grades 9 to 12
569 Jane St

ÉS Toronto Ouest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

Other Local Schools

Western Technical-Commercial School

Grades 9 to 12
125 Evelyn Crescent

Karen Kain School of the Arts

Grades 6 to 8
60 Berl Ave

Ursula Franklin Academy

Grades 9 to 12
146 Glendonwynne Rd

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Runnymede CI Pool & Grounds

569 Jane St



2 min

Magwood Park

1 Pasadena Gdns



9 min

Maria Street Parkette

272 Maria St



9 min

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|-----------------|--------------------|
| 1 Pool | 4 Playgrounds |
| 1 Wading Pool | 2 Sports Fields |
| 4 Tennis Courts | 1 Basketball Court |
| 2 Ball Diamonds | 1 Rink |
| 1 Arena | 1 Track |
| 1 Trail | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 21 minute walk away.



Nearest Rail Transit Stop

Jane Station



Nearest Street Level Transit Stop

Jane St At Bradley Ave



3 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 4.0km.



St Joseph's Health Centre

30 The Queensway



Fire Station

590 Jane St



Police Station

2054 Davenport Rd

CONVENIENCE

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



Coffee



Gym



Grocery



Gas Station

HoodQ

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WHY SELL WITH US?



SIMPLER

DECREASE STRESS. ADD VALUE. THAT IS SELLING SIMPLY!

We'll take care of all the necessary details, cast our buyer net as wide as we can, and create a serious buzz around your listing so this is as stress-free and simple as possible.



BOLDER

We don't just throw up a 'For Sale' sign when selling a house. We draw in qualified buyers with lots of information, prep work, and beautiful marketing materials, including...

- INTERACTIVE LIFESTYLE VIDEOS
- PROFESSIONAL PHOTOGRAPHY
- COLOURFUL HIGH-QUALITY BROCHURES
- FLOOR PLANS
- AN INDIVIDUAL LISTING WEBSITE
- HOME INSPECTION REPORTS
- SOCIAL MEDIA ADVERTISING (YOUTUBE, FACEBOOK, INSTAGRAM, AND MORE)
- STAGING CONSULTATIONS
- PROFESSIONAL CLEANING

SMARTER

We've been navigating bidding wars for over a decade. We know how to read the market and read the buyer, and we'll work the process to ensure you get that top dollar price for your home.

Some agents might take the highest offer that comes in - but not us. We'll work all night to make sure every offer on the table is at top dollar, so you get the strongest deal possible.

09 Days

AVERAGE DAYS ON MARKET

300

PROPERTIES SOLD IN 2017

Top 1%

OF AGENTS IN TORONTO

416.669.9090

CHECK OUT **STUSELLS.CA** FOR:

- VIRTUAL TOUR
- MAP AND LOCATION
- WALKING TOUR OF THE NEIGHBOURHOOD
- SCHOOLS
- CENSUS DESCRIPTION OF THE NEIGHBOURHOOD
- MORTGAGE CALCULATOR
- AND MORE PICTURES!



📞 : (416) 669 - 9090 | ✉ : hello@stusells.ca

STUART SANKEY & JENNIFER SANKEY, Sales Representatives

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is proud to support the
following foundations:

