

175 Gladstone Avenue



QUICK FACTS

- Amazing 'hood
- Blank canvas
- High ceilings
- Deep lot
- Detached garage

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5 Things we love, love, love about this home

1. Location! 100 Transit Score / 91 Walk Score. This super walkable neighbourhood is hip to boot!
2. It's a blank canvas. Both neighbouring homes have been extensively renovated and have paved the way for the trend on this street.
3. Detached Garage in a 'hood where parking is hard to come by.
4. Versatility! The ground floor has a separate room. But you could knock it down to create an open concept; set up a home office; or rest easy in a ground level bedroom.
5. This home is a cozy size BUT has high ceilings which make you feel like you have room to stretch out.

PSSST, WANT MORE DETAILS + PHOTOS?
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Hip 'hood, hot price with room to grow.

Gladstone Ave is one of the coolest in the city. But as this house will attest, cool doesn't always mean costly.

This cozy, blank canvas 2+1 bedroom, 2 bath row house has a lot to offer – particularly for those looking for a place they can make their own. The main floor has a separate room that could be a home office or could be removed in favour of an open-concept floor plan. High ceilings add a spacious feel, and the kitchen has access to the back deck, yard and separate garage.

Outside, there's ample seating on the deck. And the yard has a typical "Little Portugal" feel, with room to grow tomatoes, grapes or any herb of your choosing. The garage has room for a car,

but could easily be transformed into everyday storage, studio or workshop.

Upstairs you'll find 2 good sized bedrooms and the main bath. And downstairs, the basement is finished with a bedroom and bathroom. It's a great space for guests, a roommate, kids or just hanging out.

Many of the homes on this street have undergone extensive renovations. This could be the diamond in the rough you've been looking for. That being said, if your need for space has grown faster than your budget, some personal touches will make this the perfect spot to put your feet up and set down some roots.

Little Portugal, this old school neighbourhood turned hip hot-spot is best described by Blog TO: **"it oozes creativity, community and fun."**

Ideally located between the best of West Queen West and newly-hip Dundas West, and just a short walk from the coolness of Ossington, this neighbourhood has something for singles, couples and families alike.

Walk to the Drake or Gladstone Hotel, shop in the boutiques along **Queen Street**, spend an afternoon in a cutting-edge art gallery, grab a pint at the Rhino or take in some live music at the Cadillac Lounge. Just a few minutes walk away: some of Toronto's trendiest restaurants, from Chantecler to Grand Electric and Electric Mud.

Burgeoning **Dundas West** has recently become popular with Toronto's trendy

restauranters and is now home to some of the city's most exciting restaurants and bars. From vintage shops to yoga studios to a not-to-be-missed street festival, the future of Dundas West is bright.

Want to really feel the energy in this neighbourhood? Join the football fans as they gather for the World Cup matches.

With so many conveniences nearby, it's no surprise that **Little Portugal is a much-beloved neighbourhood for families**, with good schools, libraries, the Mary McCormick community centre (with pool and arena) just steps away. Stroll east and you'll reach Trinity Bellwoods Park; stroll west and you'll reach Sorauren Park (your dog will thank you).

The Local Vibe.

Little Portugal

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|--------------------------------------|---|--|--|--|
| <p>91 /100</p> <p>walk score</p> | <p>SCHOOLS</p> <ul style="list-style-type: none"> Alexander M G Ave Jr & Sr PS Bloor CI Central Technical School Central Toronto Academy | <p>3 + 5</p> <p>rail lines + bus lines < 1 km</p> | <p>3</p> <p>grocery stores < 1 km</p> | <p>55 + 4</p> <p>cafés + Starbucks < 1 km</p> |
| <p>8 /10</p> <p>fido factor</p> | | <p>100</p> <p>transit score</p> | <p>24</p> <p>parks < 2 km</p> | <p>130+</p> <p>restaurants < 1 km</p> |

Floorplan

1050 square feet + 611 square feet below grade



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