

274 Markham Street



QUICK FACTS

- Victorian curb appeal
- Meticulously renovated with permits
- Fully redone and water-proofed basement with sump pump
- Detached 2 car garage
- Newly renovated basement apartment

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5 Things we love, love, love about this home

1. **Fully renovated** with outstanding quality
2. **Income** to help with the mortgage with renovated, separate entrance basement apartment
3. **Unbeatable location** in Little Italy and walking distance to Dundas West, Kensington and Trinity Bellwoods
4. **Two car parking** in detached garage
5. **Character** for days with classic Toronto Victorian curb appeal on a Century home street



**PSSST, WANT MORE
DETAILS + PHOTOS?**
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Impeccably renovated, perfectly situated. Your search ends at 274 Markham.

If you are looking for a home that is already done, and done right, you'd better hurry. This beautiful century home has classic Victorian curb appeal on a street that oozes character.

The home has been meticulously renovated (with permits) by the owners for their own use, with outstanding quality and workpersonship. Even the home inspector was impressed! This work goes above and beyond with little touches including extra double soundproof windows in many places, extra support beams & fully redone and waterproofed basement with sump pump. You'll also find a newly renovated basement apartment with 2 separate entrances and its own laundry.

And a 2-car garage--in an area where parking is at a premium.

Located a two-minute walk from College St, the best of Little Italy is at your doorstep with restaurants and posh nightlife.

You're also within walking distance of Trinity Bellwoods Park. This defacto heart of the city offers festivals, dog bowl, tennis courts, play areas and an engaged community centre. A short walk to Dundas West offers hipster restaurants, wine bars, breweries and newer, edgier happenings. And for a more laid back vibe, a walk to Kensington will put you at the center of the bohemian beating heart of Toronto.

Although Little Italy now attracts all sorts of residents, the atmosphere is still very much Italian. This lively neighbourhood is packed with trattorias, trendy restaurants, cafés, pool halls, and some of the best bars in Toronto. The sidewalks are humming with activity on weekends – especially in the summer, with locals and visitors alike sipping espresso on outdoor patios. But the greatest magic of this neighbourhood is the quiet on neighbouring side streets, that play host to century homes, large trees,

greenery, kids playing, and friendly front porches.

This is a neighbourhood with a true sense of community and pride of ownership. You are within three blocks of public libraries, indoor and outdoor pools, parks galore, well regarded elementary and high schools, groceries stores, boutique shopping and UHN Toronto Western Hospital with community health care and globally recognized research centre.

The Local Vibe.

Little Italy

<p>91 /100</p> <p>walk score</p>	<p>SCHOOLS</p> <ul style="list-style-type: none"> Charles G Fraser PS King Edward Jr & Sr PS Harbord CI Central Technical School Central Toronto Academy 	<p>3 + 1</p> <p>rail lines + bus lines < 1 km</p>	<p>3</p> <p>grocery stores < 1 km</p>	<p>97 + 1</p> <p>cafés + Starbucks < 1 km</p>
<p>9 /10</p> <p>fido factor</p>		<p>95</p> <p>transit score</p>	<p>42</p> <p>parks < 2 km</p>	<p>300+</p> <p>restaurants < 1 km</p>

Floorplan

1585 square feet + 897 square feet below grade



WE'RE ALWAYS ONLINE SO YOU'RE ALWAYS IN THE KNOW.

Brendan Powell
Broker of Record

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the
BRELteam

No BS. No Fridge Magnets.