

108 SHAW STREET

TORONTO, ONTARIO





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If it's location you'll want, location you'll get – in prime West Queen West! One of the coolest neighbourhoods in the world. West Queen West has all the hallmarks of hipness – anchored by the hippest hotels, unique restaurants, boutiques and the largest concentration of art galleries in Toronto making it a vibrant, dynamic neighbourhood.

This semi in Queen West's Trinity Bellwoods neighbourhood is larger than it appears & a perfect starter home! It's a fantastic alternative to condo living and a tremendous opportunity. It features 3 bedrooms, parquet and laminate floors (no carpet!) a nicely sized open concept living and dining room, eat-in kitchen, mud-room at rear with laundry, renovated 2nd floor bath and partially finished basement providing a rec room and second full bath. There's also a nicely sized private backyard for outdoor enjoyment. Walk to your heart's content to awesome restaurants, local artisan shops/boutiques, Trinity Bellwoods Park, Artscape, highly rated schools & recreation. Easy parking available on Shaw with permit.

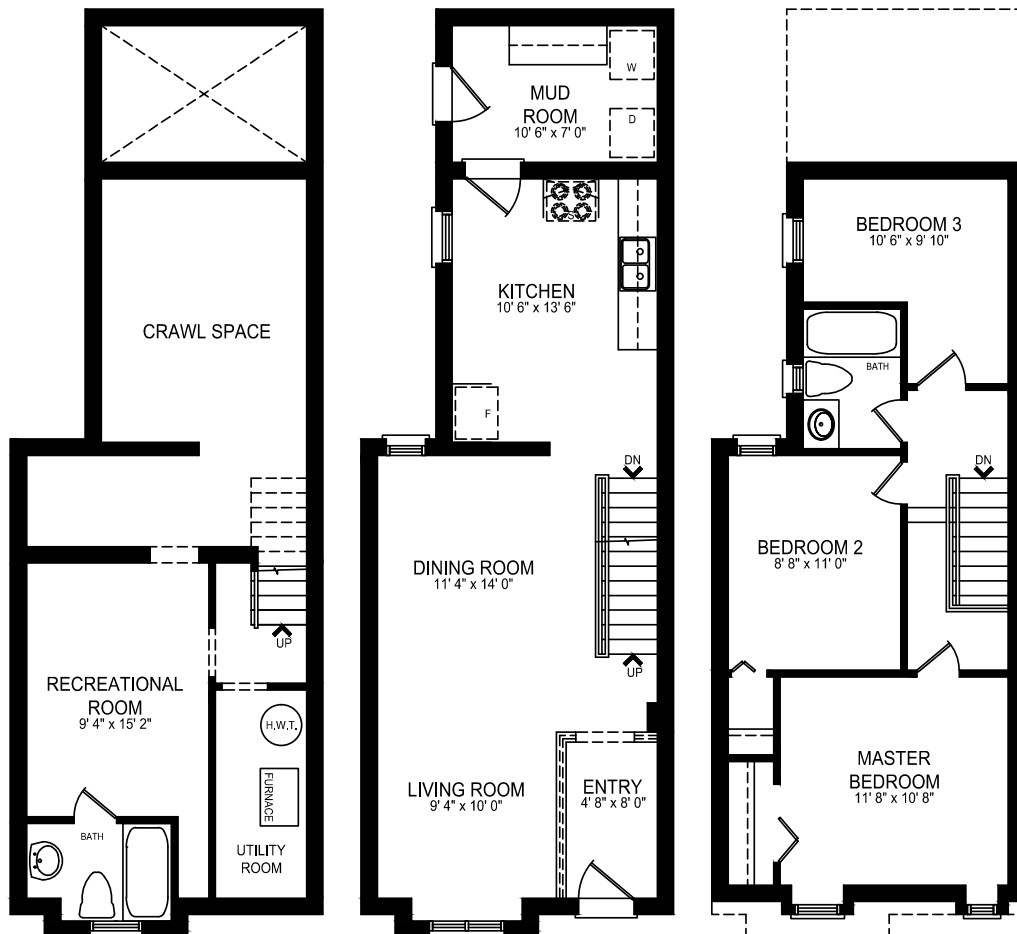
Purchase includes: fridge, stove, hood-vent, washer, dryer, light fixtures, window coverings, 2 ceiling fans, AC window unit.

Property taxes \$3519.15/2015

ABOUT TRINITY BELLWOODS:

There's a reason Trinity Bellwoods continues to be a popular choice for singles and families alike. With a large, sprawling 37-acre park anchored in the middle of it, this densely populated urban hood has a much-needed sprinkling of green throughout its streets. The park has long been a social stop for hipsters, but its appeal is much more broad. Pass through Trinity Bellwoods and you'll see everything from multi-family picnics, to babies, to impromptu concerts from local artists.

There is a distinctly bohemian feel to Trinity Bellwoods, and there's no shortage of natural health food stores, galleries, and pet-friendly retail shops. There are also some great elementary schools, such as Givins/Shaw Jr. Public School and Ossington Old Orchard Public School, and options in neighbouring areas like Niagara. Despite its prominent artistic presence, this downtown neighbourhood becomes increasingly gentrified each year—not necessarily a bad thing for those attached to a downtown lifestyle. Streetcars on Queen and Dundas connect you quickly to the TTC, and you have easy access to the Gardiner.



BASEMENT

APPROX. 310 SQUARE FEET

MAIN FLOOR

APPROX. 657 SQUARE FEET

SECOND FLOOR

APPROX. 555 SQUARE FEET

TOTAL

APPROX. 1212 SQUARE FEET

Including Basement:
APPROX. 1522 SQUARE FEET



For additional pictures & property info please visit:
108ShawStreet.com

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