

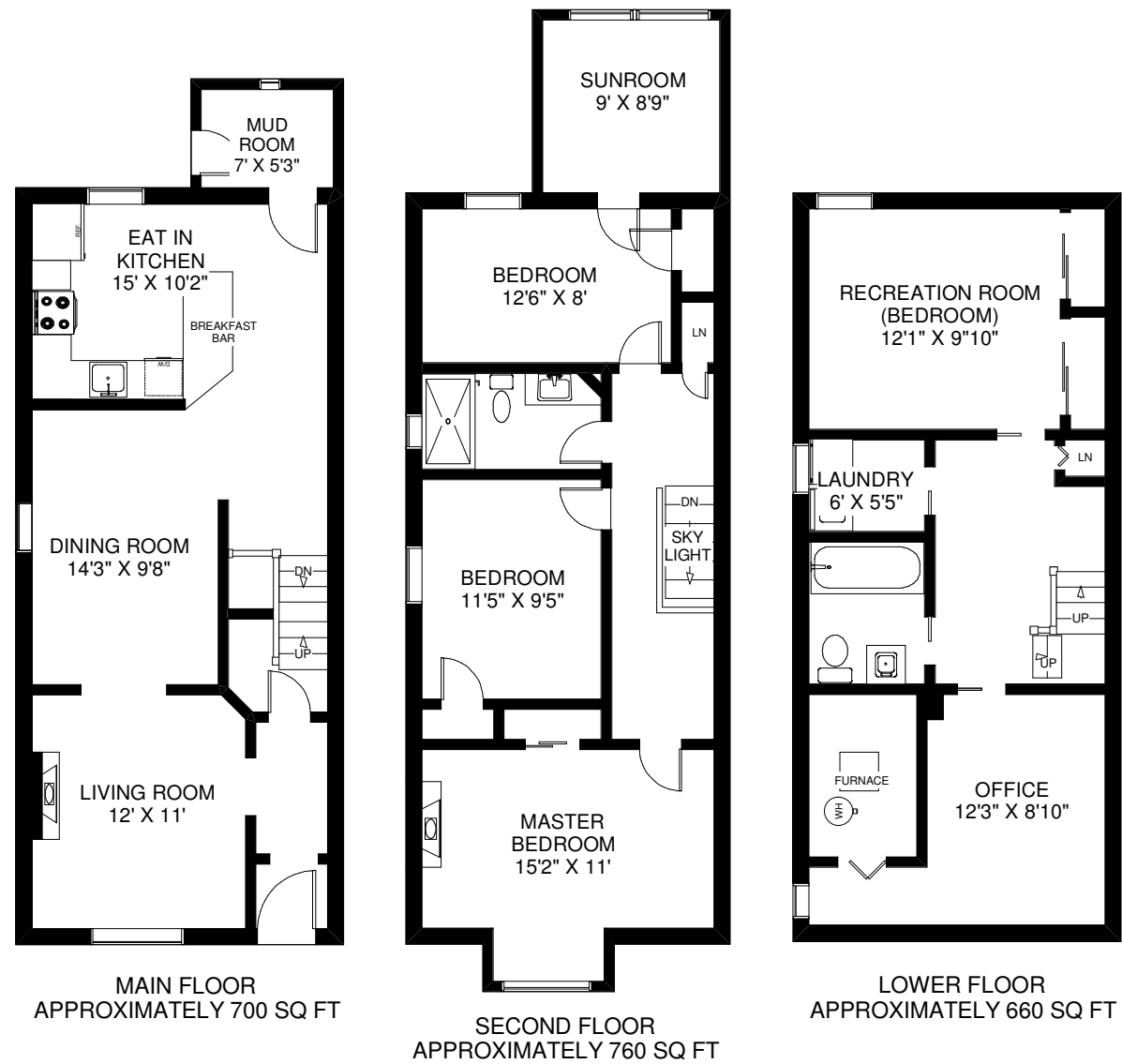


**NICOLE EMMERSON**  
 SALES REPRESENTATIVE  
 nicoleemerson@royallepage.ca  
 Cell: 416.721.6435

Office: 416.762.8255 | Fax: 416.762.8853 | 2320 Bloor St. West, Toronto ON M6S 1P2

*Welcome to*  
**195 PACIFIC AVENUE**

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Note: Measurements & Calculations are approximate. Provided as a guideline only.

More information available at [www.195pacific.com](http://www.195pacific.com)



Prospective purchaser should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximations. Information contained herein is based on information furnished and sources we believe to be reliable but for which we assume no responsibility.



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# Welcome to 195 PACIFIC AVENUE

Nestled on a leafy, tree lined street in beautiful High Park North this charming semi offers a combination of period details and modern conveniences with the added bonus of a very welcoming and spirited community of neighbors!

## Key features include:

- Cozy living room with wood burning fireplace
- Spacious formal dining room
- Brand new kitchen with stone counters, SS appliances, and large peninsula for food prep and entertaining
- Renovated mudroom off kitchen that walks out to back garden – ideal entry and exit point for a busy family with kids and dogs!
- Cozy master bedroom with wood burning fireplace
- Renovated main bathroom
- Fully finished lower level with hardwood floors, den, separate office space & updated bath
- Fully fenced, private back garden

## Neighborhood amenities:

- For a little bohemian flare, **The Junction** is two blocks north and offers a variety of trendy shops, cafes and restaurants
- Bike, jog or stroll through historic **High Park**; just one block south on foot. Cherry blossom season is just around the corner!
- **Lithuania Park** is a 5 min walk around the corner along Glenlake and offers a kids play structure, baseball diamond and wading pool. Popular toboggan spot in the winter!
- Minutes to bustling **Bloor West Village** with its vibrant shopping district, bakeries, cafes and restaurants; one of the most sought after neighborhoods in all of TO.
- **The High Park subway** stop is just two short blocks west and one block south at the base of Quebec Ave. and Gothic Ave. A very manageable walk from this location.
- **Lakeshore and the Gardiner Expressway** are mins by car south along Keele St. so you can be uptown or downtown in no time at all!

## Schools:

### TORONTO DISTRICT SCHOOL BOARD

- Keele Street Public School (K-8)
- Humberstone Collegiate Institute (High School)
- Western Tech (High School)

### CATHOLIC DISTRICT SCHOOL BOARD

- St. Cecilia (JK-2 French Immersion)
- St. Josaphat (JK-8)
- Bishop Marrocco (new AP & French Immersions program)

