



Welcome to 345 Ashdale Avenue



Expertly and Lovingly Renovated Detached House in Leslieville

Newly Finished Roof, Soffit, Flashings, Downspouts, Exterior Stucco and Front Porch



Cameron Weir, Sales Representative (416) 578-5400 Cameron@TheWeirTeam.ca

Scott Hanton, Broker (416) 887-2530 Scott@TheWeirTeam.ca

Keller Williams Advantage Realty, Brokerage 1238 Queen St E Unit B, Toronto, ON M4L 1C3 O: (416) 465-4545 F: (416) 465-4533

www.TheWeirTeam.ca



Rewired Electrical with New Lighting and Upgraded Windows Throughout



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Gorgeous Kitchen with Under Cabinet Lighting, Granite Counters & Stainless Steel Appliances



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3+1 Bedrooms, 2 Full Bathrooms and a Powder Room—All Upgraded



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*Finished Basement with Very High Ceilings and Separate Entrance
Newer Furnace (2012)*





Brand New Detached Double Car Garage—Extra Deep Lot, Parking for 5 Cars



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Leslieville

HISTORY

Leslieville began as a small village that grew up around the Toronto Nurseries owned by George Leslie and sons, after whom the neighbourhood is named.

One of the first buildings in the village was the Leslieville Public School built in 1863. Leslieville's first principal was Alexander Muir, who composed the famous "The Maple Leaf Forever". The maple tree said to inspire Muir's poetic verse is still standing today at the intersection of Laing Street and Memory Lane and has become Leslieville's most famous landmark.

OVERVIEW

The green and white Leslieville street signs that run along Queen Street were installed in 1987. These historic markers are symbolic of a renewed interest and pride in Leslieville among the residents of this up and coming east end neighbourhood.

SHOPPING

Leslieville's main shopping district runs along historic Queen Street. Here you'll find one-of-a-kind antique shops, art galleries, design shops, bakeries, as well as trendy cafes and restaurants.

The area on Gerrard Street East between Greenwood Avenue and Coxwell Avenue is known as the 'India Bazaar' and is the commercial centre of Toronto's East Indian community. The aroma of incense and the sound of music provide an exotic backdrop to area's imported clothing stores and alluring restaurants.

TRANSPORTATION

Leslieville is well served by the public transit system which operates bus or streetcar routes on Carlaw, Jones, Greenwood, Coxwell & Eastern Avenues as well as Queen and Gerrard Streets. Most routes will bring riders to stations on the Bloor-Danforth subway line.

Motorists can be downtown in minutes with Lake Shore Blvd, the Gardiner Expressway and Don Valley Parkway are also close by.



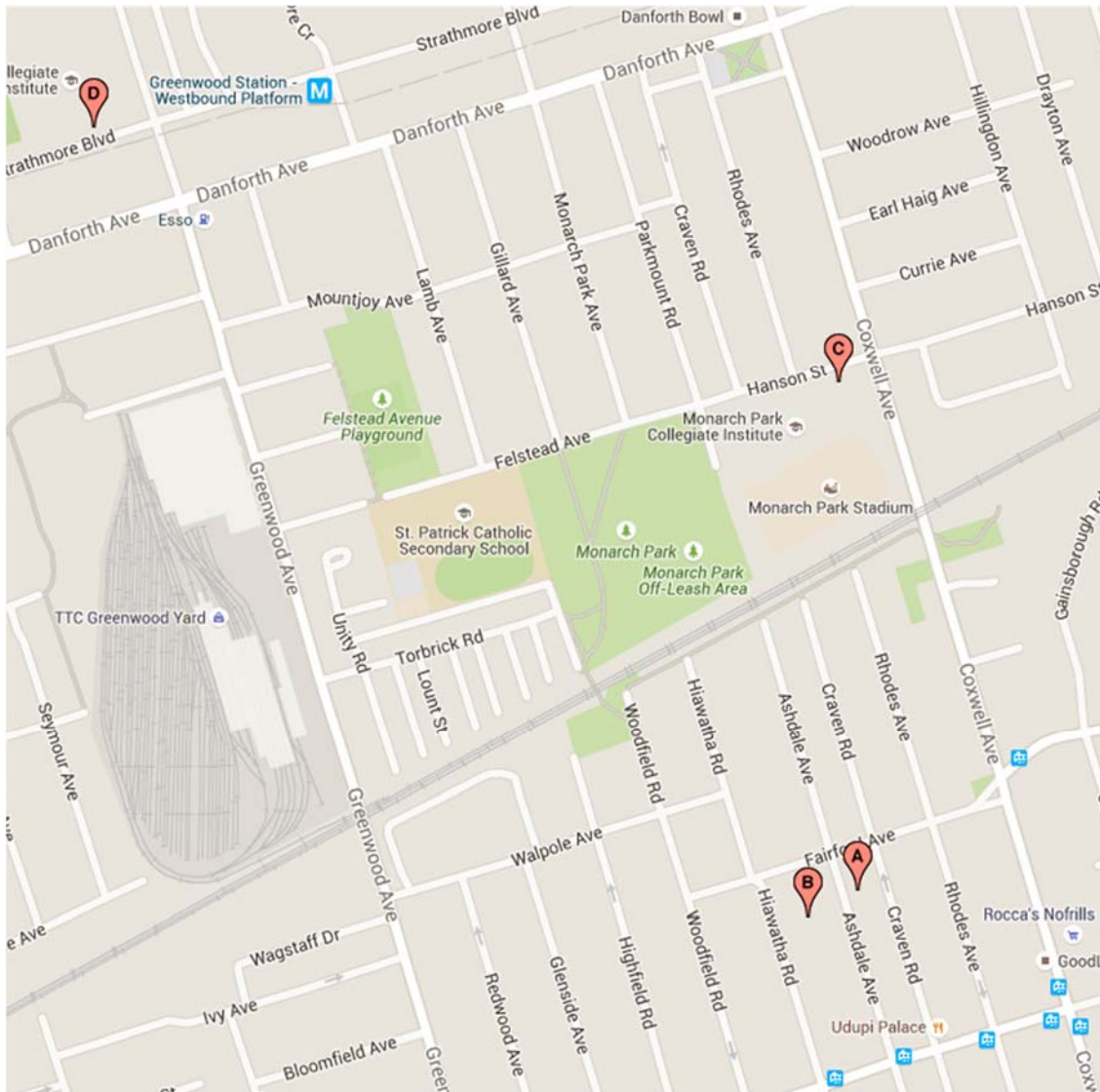
RECREATION

Greenwood Park has a playground, pool, artificial ice rink and three baseball diamonds. The Jonathan Ashbridge Park on the south side of Queen Street features two tennis courts, a playground and a wading pool.

Nearby, the S.H Armstrong Community Recreation Centre on Woodfield Rd has a gymnasium, an indoor pool, fitness room, a craft room and meeting rooms.

The Gerrard/Ashdale Public Library has a wide variety of programs for children, adults and seniors.





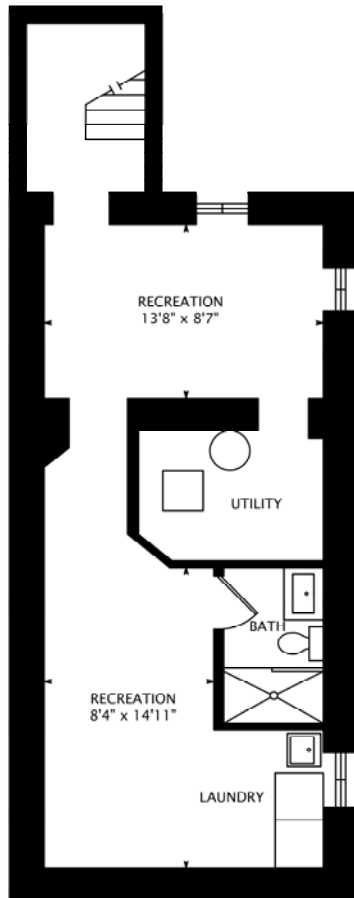
Designated Schools

A) 345 Ashdale Avenue

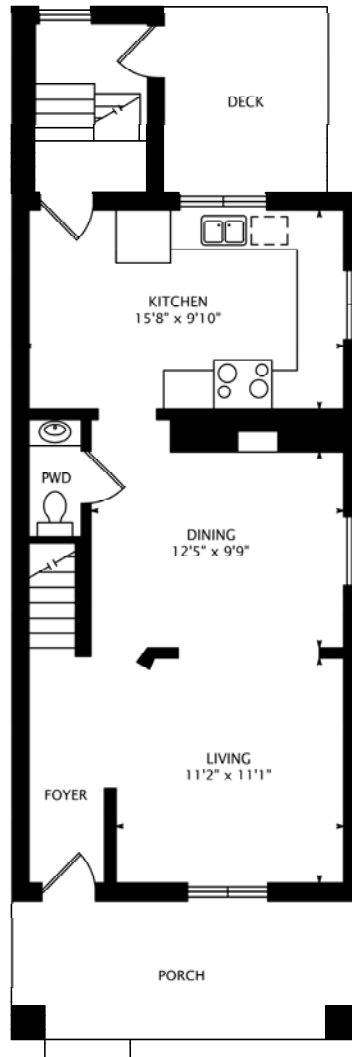
B) Roden Public School (Gr JK - 08) 151 Hiawatha Rd 416-393-9555

C) Monarch Park Collegiate Institute (Gr 09 - 12) 1 Hanson St 416-393-0190

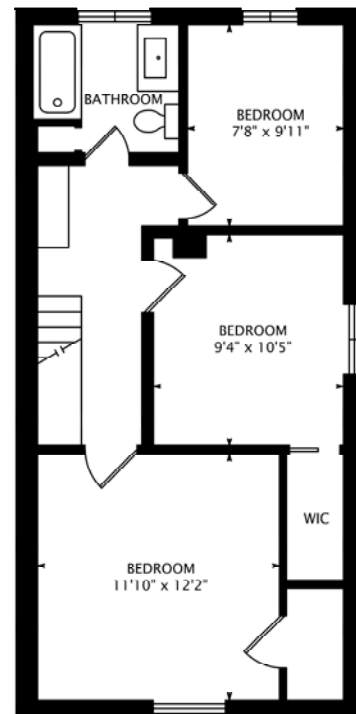
D) Danforth Collegiate & Tech Institute (Gr 09 - 12) 800 Greenwood Ave 416-393-0620



LOWER FLOOR
642 SQUARE FEET



MAIN FLOOR
650 SQUARE FEET



SECOND FLOOR
598 SQUARE FEET