495 JANE STREET

495JaneSt.com

LOCAL EXPERTISE

nested

FOUR WEST NEST

U





Your Private, Quiet, City Escape Awaits!

2+2 BEDROOMS 2 BATHROOMS

TOP 5 REASONS TO LOVE 495 JANE STREET:

1) A BRAG-WORTHY BACKYARD

An exceptionally private backyard remodelled into a dreamy outdoor paradise. This space features multiple entertaining areas, complete with Bluetooth speakers; perfect for a quiet night of cocktails to a more lively get-together with family and friends. There's even a sleek hot tub, perfectly tucked near a row of extra tall cedar trees, ensuring maximum privacy all year round. Perhaps the pièce de résistance here is the resort-style backyard furniture and fire table, all included in the sale of this home — you're welcome!

2) FULLY DETACHED AND TURNKEY

A modern, renovated, stylish space that requires no extra work. Just move in and enjoy life uninterrupted in your little pocket of west end paradise. Outfitted with the bells and whistles of smart home technology. Plus, as a fully detached home, maximum guiet and privacy are guaranteed. All this goodness at an entry-level price point for this desirable neighbourhood.

3) FUNCTIONALITY AND SPACE FOR EVERYONE

A charming and incredibly inviting main floor living and dining room and two nice size bedrooms. One bedroom has been transformed into a large walk-in closet that can be easily converted back into a second bedroom. A bright, updated modern kitchen perfectly laid out for easy access to both indoor and outdoor entertaining areas. The multipurpose lower level offers large windows, high ceilings and a custombuilt bar offering an impressive entertainment area and perfect movie room. Off the main area you will also find an oversized bedroom with bright windows and enough space for a king size bed.

4) LOCATION, LOCATION, LOCATION!

This highly desirable neighbourhood is one of the most sought-after locations in the west end. Located in quaint Upper Bloor West Village, a relaxed and quiet neighbourhood filled with young families. Living here will give you access to some of the best neighbourhoods, notably Baby Point, The Junction, Bloor West Village and even The Humber River.

5) PRIVATE DRIVEWAY AND GARAGE BONUS SPACE!

This modern fortress comes complete with a long private driveway large enough for three cars, plus two stylish wooden gates adding extra privacy and security, ensuring you have the ultimate escape from city life. Closing out the end of the driveway is a garage, complete with lights and power. Currently in use as a workshop, this bonus space can also be transformed into a multi-purpose indoor outdoor room, gym or even a home office.

495JaneSt.com





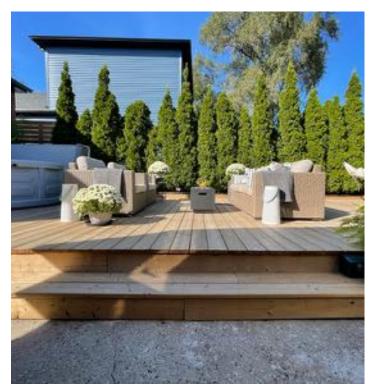






THE DETAILS

Possession Date: 60/90 Days Property Taxes: \$3,652.00 / 2022 Lot Size: 30 x 106 feet Neighbourhood: Upper Bloor West Village Year Built: 1942 Type: Detached Style: Bungalow Basement: Finished with separate entrance Parking: Private driveway with a detached garage









Visit us @ getnested.ca



PAVLENA BROWN

Managing Partner at Nested Sales Representative 416.909.1602 pavlena@getnested.ca



KATHY ESSERY Managing Partner at Nested Sales Representative 647.927.6812 kathy@getnested.ca

SAGE REAL ESTATE LTD., BROKERAGE / 639 Annette Street – In the 🧡 of Bloor West Village

SAGE Information and statements contained herein are from sources deemed to be reliable and assumed to be correct but no warranty or representations are made as to the accuracy thereof and same is subject to errors or omissions. This feature sheet is not intended to solicit Sellers or Buyers currently under contract with another brokerage. Designed and printed by Sage Real Estate. SageRealEstate.ca