



495 JANE STREET

495JaneSt.com



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 quiet 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 multi-purpose lower level offers large windows, high ceilings and a custom-built 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.

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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



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