



634 Adelaide St W, Toronto ON, M6J 1A9

**A little vision will go a long way.**

Calling all artists, creatives, renovators, and buyers who love taking something special, and giving it an extra dose of personalised TLC—here's your golden opportunity to buy a dream home in the centre of Toronto next to everything.

Let's start with the realities.

You'll need some paint. Some putty. Sanding is always fun. You may want to knock down a wall or two to open things up. And here's the best part, the wall in question would agree.

The kitchen...as far from designer as you'll get, but paint the cabinets to bring them to life, or replace them altogether for a modern look. Install a dishwasher to give you some time back in your day.

But this home also screams perfection in so many ways.

Three, above-ground levels stream natural light throughout the nearly 2000 sq. ft. space. The walkout level leads to a private backyard, a quiet, flexible space that feels miles away from the city, even though you're in the heart of it.

You'll appreciate built-in garage parking and the private drive, practically unheard of in this neighbourhood.

With foundational updates made around five years ago, like a new roof, windows, and back fence, you can focus on making the space exactly what you want it to be...

A stylish and unbelievably quiet home.

A creative project.

A long-term investment.

This home isn't perfect...yet. But it will be once you put your signature on it.

Whatever your vision, this is your blank slate, steps to Trinity Bellwoods, restaurants, music venues, shops, and the King streetcar, everything you love about downtown living.

What would you do with 634 Adelaide? We can help you see what's possible.

**Improvements to Property:**

- Roof (5 years ago)
- Windows (5 years ago)
- Back Fence (5 years ago)
- Washer & Dryer (2 years ago)

**Included with Property – all in “as-is” condition:**

- Appliances: Refrigerator (Kenmore), Stove, Exhaust Fan, Washer & Dryer.
- All existing electrical light fixtures, window coverings, bathroom mirrors, wall-mounted shelving and hooks
- Central Vacuum equipment and accessories
- Furnace (owned)

**Excluded from the Property:**

- All furniture, accessories and décor
- Refrigerator in the Kitchen (Frigidaire)
- All healthcare items throughout the property

**Rentals (assumable):**

- Hot Water Tank with Reliance for approx. \$20 + HST, monthly

**Neighbourhood Highlights:**

- Transit: TTC King St W & Tecumseth (2 min walk), GO Station at Exhibition Station (15 min walk)
- Restaurants and Cafes: Terroni, Cibo, Mission Eatery, Gusto 101, North of Brooklyn Pizzeria
- Safety:
- Recreation: Trinity Bellwoods Park, Stackt Market, The Well, Rogers Centre, Coronation Park and The Bentway (Winter skating & Summer events), Shopping at boutique stores on Queen West and in Kensington Market
- Schools: PUBLIC: Niagara Street Junior Public School(JK-6), Ryerson Community School(JK-8), ÉÉ Pierre-Elliott-Trudeau(French, JK-6), Parkdale Collegiate Institute(9-12), ÉS Toronto Ouest(French,7-12); CATHOLIC: St. Mary Catholic School(JK-8), ÉÉC du Sacré-Coeur-Toronto(JK-6), ÉSC Saint-Frère-André(French, 7-12), St. Mary Catholic Academy(9-12); SPECIALTY: Downtown Vocal Music Academy of Toronto(4-8), Central Toronto Academy(9-12), St. Michael's Choir School(Catholic, 3-12), St. Joseph's College School(Catholic, 9-12); PRIVATE: Discovering Minds Montessori, Cornerstone Montessori Prep School, Mary Mother of God School(Catholic, JK-12)
- Neighbourhood Events: Farmer's Market at Trinity-Bellwoods Park (Tuesdays 3-7, May-Oct) & Nathan Philips Square (Wednesdays 8-2, June-Sept)