



# 69 Emerson Ave

Dovercourt-Wallace-  
Emerson Junction

PRESENTED BY

Jennifer Greenberg, Broker

at Royal LePage Signature Realty, Brokerage

[LoewithGreenberg.com](http://LoewithGreenberg.com)



## Welcome Home



3



3



2



Detached



# Don't take our word for it this is what our clients LOVE about the house and the area...

- Very walkable with access to multiple transit lines. You're less than a 3-minute walk to the Bloor Subway line, a 14-minute walk to the UP Express or a 9-minute walk to the future Bloor-Lansdowne GO Station.
- A foodie haven with Bakerbots Baking - the city's best cinnamon buns and Ruru Baked – hands down the best custard-based ice cream in Toronto, just down the street.
- Take-out or dine-in at the neighbourhood institution Sugo.
- There is a Michelin Bib Gourmand 2023 restaurant (Alma) a short walk away on Bloor.
- Wallace Espresso and Propeller Coffee, some of the city's best roasts, are just around the corner.
- You have the added bonus of some big Box Stores in Dufferin mall and (soon to be redeveloped) Galleria: Walmart, NoFrills, Rexall, FreshCo, and the LCBO are all walkable and within 10 minutes of the home.
- If you like to shop locally, Bloordale is full of great vintage shops and health food stores (Nuthouse is our favourite).
- There are two awesome breweries, Burdock and Halo, within an easy walking distance. Burdock has an amazing patio and great sourdough bread at the bottle shop.
- The house was recently renovated to include modern upgrades and conveniences for a young family.
- Tight-knit community with friendly neighbours and amenities perfect for a growing family.
- The house is filled with light throughout the day, especially the southern exposure kitchen. Photo-worthy sunset directly from your living room.
- A 4-minute walk to both public (Pauline) and Catholic (St. Sebastian) primary schools and a 7-minute walk to one of the best high schools (Bloor C.I.) in the city.





# Floor Plans



# Features & Upgrades

2018

- Installed engineered hickory hardwood throughout the main and second floors
- Full kitchen renovation with quartz countertops, stainless steel Jennair & Kitchenaid appliances
- Updated the stairs with contrasting toe kicks cabinets
- Renovated 2nd floor bathroom with rain shower head and Toto toilet
- Renovated basement, installed wet bar and new windows
- Installed main-floor washer/dryer combo, Hot Water tank heater (owned), upgraded garage door opener, and fire door for in-law suite
- Added Ecobee smart thermostat

2019

- New Roof and new skylight window on the first floor
- Renovated main floor powder room
- Added insulation in the attic for energy efficiency

2021

- Replaced A/C unit

2023

- Replaced front and side walkways with interlock and installed new front steps
- Freshly paved driveway
- Installed new energy efficient windows throughout the main floor and second floor
- Replaced front, side and rear doors



Detached













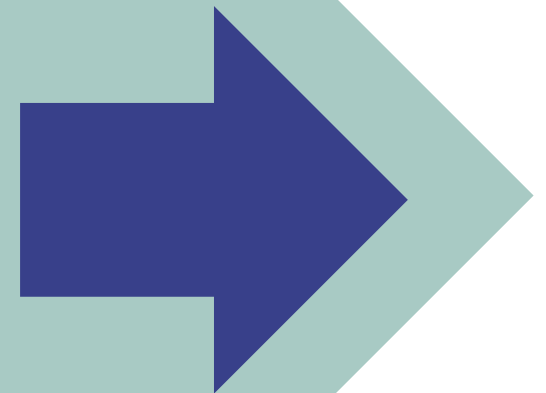
## 69 Emerson *Bloordale Beauty*

It might be cold, but we are coming in hot... this detached Bloordale Beauty has been renovated from top to bottom and defines urban turnkey living. Light-filled interiors & spacious living areas.

Including a chef's kitchen that seamlessly blends style & functionality with top-notch appliances, loads of space, & serious style. Don't forget the main floor bonus space currently functions as a home office but it could be a play space or family room with a walkout to your private yard with room for some plain old fun or serious outdoor entertaining.

Second floor features three well-appointed bedrooms primary with double closets, & a modern family bathroom. The finished basement for the tallest of buyers with soaring ceilings & a separate entrance, extends the possibilities for entertainment or additional living space. Parking is a breeze with the convenience of a garage & a private driveway. This is not just a home; it's a front-row seat to the best of city living. Your move, city dweller.

Step outside to the heartbeat of Bloordale, with Roncy, the Junction & Dufferin Grove at your doorstep easy access to transit popular local schools outstanding restaurants & amenities.







# LOEWITH GREENBERG & Company

LoewithGreenberg.com  
416.879.6325  
info@loewithgreenberg.com  
686 St Clair Ave W,  
Toronto, ON M6C 1B1

**ROYAL LEPAGE**  
Signature Realty  
IND. OWNED & OPERATED BROKERAGE



Real Estate with a Real Difference

MEMBER OF THE TORONTO REAL ESTATE BOARD All information and statements contained herein, provided by Royal LePage Real Estate Services regarding property for sales, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted to errors, omissions, changes in price, rental or other conditions, prior sales or withdrawal without notice.