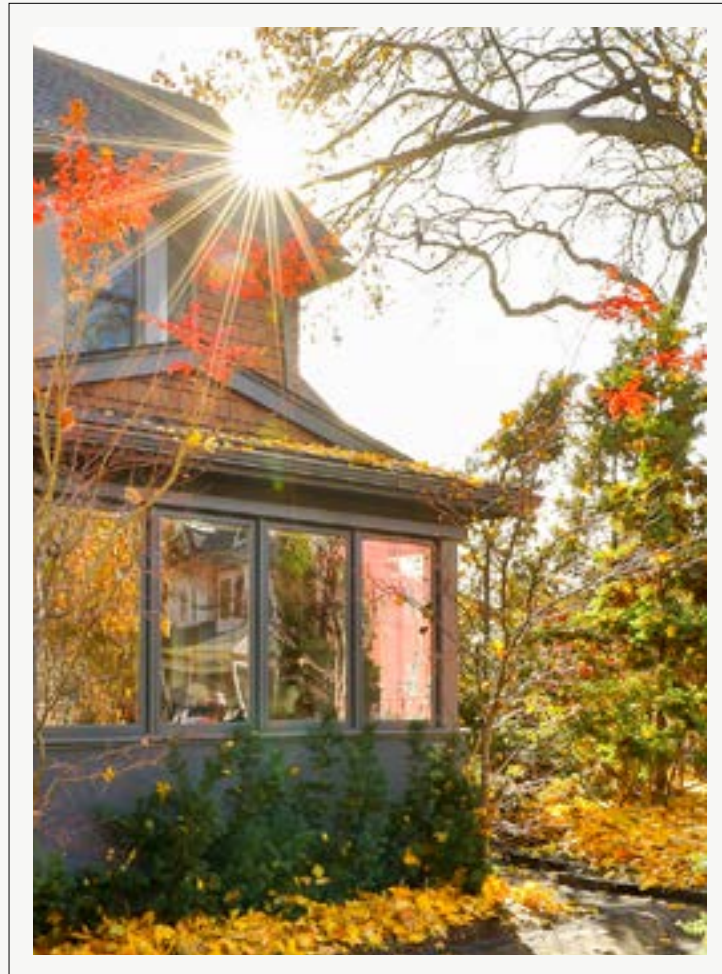


Historic Charm, Modern Luxury

445 CRAWFORD STREET



FM



DETAILS

Toronto's Timeless Treasure

There are few properties in Toronto that are really unlike anything else, & they do not come around for sale very often. 445 Crawford St. is one such property, and for the first time in almost 22 years it could be yours. Tucked away from College St. & Little Italy but only by 200 paces, behind wrought iron fences & gates & lush landscaped gardens & shaded private paths & lounging areas, sits this stunning, detached & unique renovated 1915 property. An entertainer's dream with an oversize island and dining space, generous living room & creative main floor powder room, & an architect designed kitchen with a hidden pantry & a walk-out to the deck and BBQ. Upstairs, 3 bedrooms with windows facing every direction invite fresh breezes and natural light at all times. Nothing 'cookie cutter' about it. Fully updated but respectful of original character & charm, no detail has been overlooked, no expense spared, making this turnkey beauty move in ready. Steps to amazing dining, shopping, groceries, top schools, TTC, Bickford & Bellwoods, Ossington, Bloor – it's at the centre of the city & yet feels like a cottage. Need more? How about extra income via a most charming 1 bedroom unit in the basement? Scores: Walk 71, Transit 90, Bike (Get This) - 100! Dovresti essere il nuovo proprietario di questa bellissima casa per i prossimi 20+ anni.





ABOUT THE NEIGHBOURHOOD

Little Italy

Little Italy is a vibrant testament to cultural diversity and urban charm - one of the best neighbourhoods in town if we had a say! With its tree-lined streets, this bustling neighbourhood offers a picturesque backdrop that feels welcoming and refreshing. Strolling down College Street, one is immediately enveloped in an unmistakably European yet distinctively Toronto.

The area is peppered with Italian restaurants, cafes, and shops, and the annual Taste of Little Italy festival is a popular event that draws crowds from across the city. The neighbourhood has become more diverse in recent years, with an influx of new residents from different backgrounds, including young families, up-sizers and down-sizers. This has led to the opening of new businesses and the emergence of a more eclectic food scene, with options ranging from Mexican and Cuban cuisine to vegan and gluten-free offerings. Fox Marin's favourites include Giulietta, Bar Isabel & Quetzal. The neighbourhood's coffee shops are renowned for their rich espressos and expertly crafted cappuccinos, served alongside a warm, inviting ambiance. Sam James Coffee Bar, Coco's and The Common Espresso Bar often double as social centres, where locals and visitors gather to chat, work, or study!

Architecturally, Little Italy boasts a charming blend of old and new. Victorian-era and heritage-protected buildings are interspersed with modern facades, creating tree-lined streetscapes as diverse as the population. This historical architectural tapestry adds to the neighbourhood's aesthetic appeal and tells a story of a community that has evolved while respecting its - in-demand historical roots.

Accessibility is another feather in Little Italy's cap! Well-connected by public transit, including the streetcar, bus routes, and bike-lane infrastructure - the neighbourhood is easily reachable from all corners of the city. This convenience makes it a favourite destination for locals looking to taste a bit of Italy and tourists seeking to experience Toronto's multicultural vibrancy.

Little Italy in Toronto is more than just a neighbourhood; it celebrates culture, cuisine, and community. Its beautiful tree-lined streets, diverse architectural styles, and many dining and shopping options create an experience that is uniquely Italian and unmistakably Torontonians.





May your walls know joy; may each room hold laughter; and may every window open to great possibility.



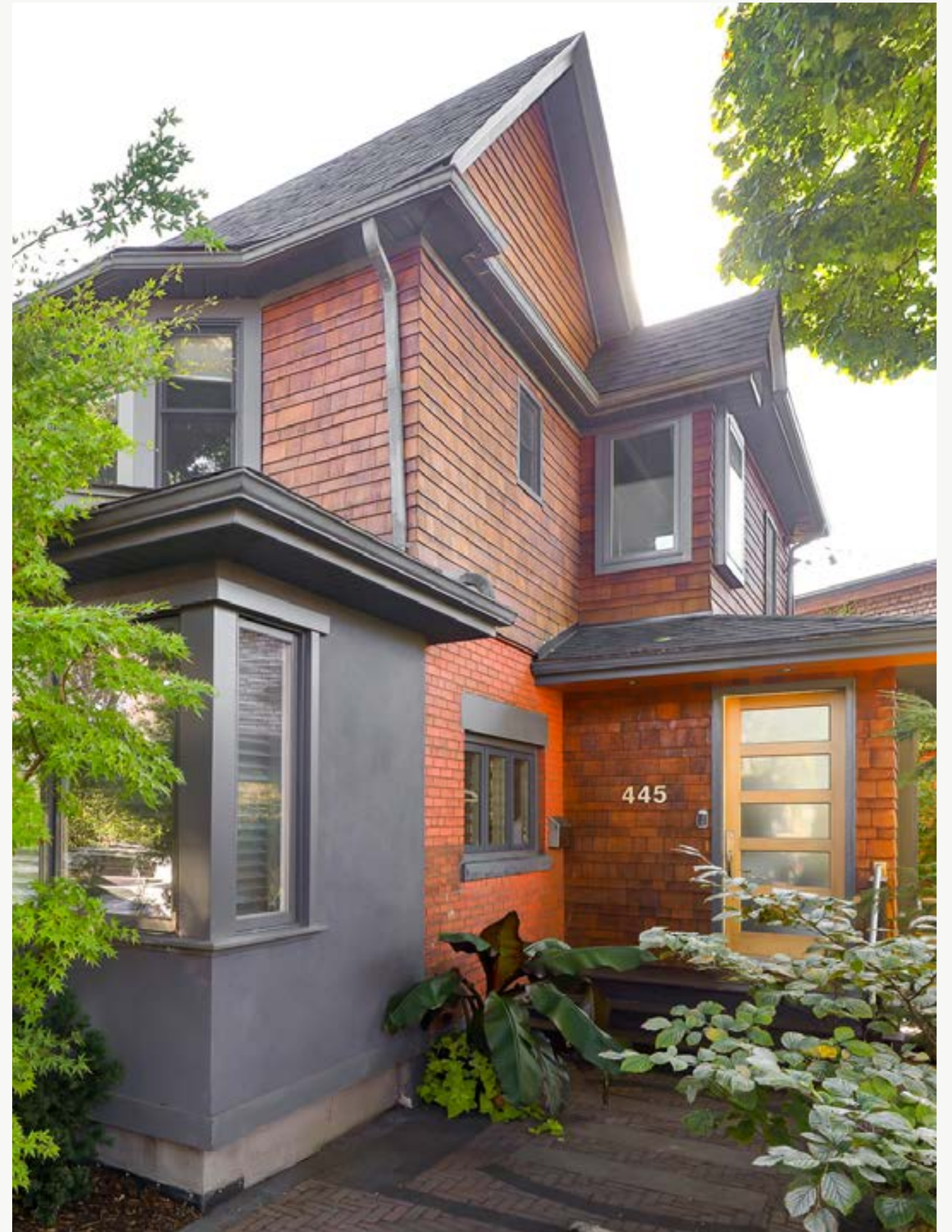
The Gallery:





Please Visit:

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