

Dear Prospective Buyer,

Welcome to 17 Parkwood Avenue.

This home has been at the center of our family's life for many years, and it's hard to capture in a few words just how much it has meant to us. We raised our four children here, and from the beginning, the house gave us exactly what we needed, with space for everyone to grow, each child having a bedroom of their own, and plenty of room to come together as a family.

The backyard has been a true highlight. The pool made summers feel like a getaway without ever leaving the city. It became the setting for countless memories, including afternoons with young kids, milestone birthday celebrations, and later, lively graduation celebrations with their friends. It's a space that naturally brings people together.

Inside, the home has evolved alongside our family. The basement rec room began as a place for Lego (so much Lego!), crafts and creative projects, and over time transformed into a hub for teenage hangouts, complete with many evenings of D&D and laughter, as well as more than a few spirited Nerf gun battles.

The main floor has been equally well-loved, particularly for entertaining. This is a home that truly rises to any occasion, whether hosting large-scale gatherings with catered events and colleagues or more intimate family dinners and celebrations. We've hosted many holiday meals here, as well as memorable New Year's Eve parties, with adults gathered around the dining room table and kids filling the breakfast area nearby, creating a warm and lively atmosphere. The scale and flow of the space make it equally suited to elegant entertaining and relaxed, everyday living.

As a location, Parkwood has been exceptional for every stage of life. When our children were younger, we spent countless hours at nearby parks like Winston Churchill and Suydam, enjoying the playgrounds and later, tennis courts. The proximity to the ravine system and the Beltline trail has been a gift, perfect for running, walking, and getting outside year-round.

The neighbourhood itself is something truly special. We've been fortunate to have wonderful neighbours who quickly became friends, adding to the sense of community that makes this street so unique.

For day-to-day living, the convenience is hard to match. The streetcar and subway make commuting and getting around the city easy and reliable. Forest Hill Village is just a short walk away, perfect for a casual dinner out, a summer ice cream cone, or meeting a friend for coffee, while Yorkville is only a pleasant 30-minute walk when you're in the mood for a longer stroll.

The house has also supported the practical rhythms of modern life, with comfortable spaces for working from home and staying active, including a well-used basement gym.

As our family enters a new chapter, with our youngest heading off to university and our older children building lives of their own, we've found that we simply don't need the same amount of space. We're excited for what's next, but it's not easy to leave a place that has been so central to our lives.

We hope the next owners will create their own memories here and come to love this home, and this neighbourhood, as much as we have.

Warmly,

Martin and Christy