



54 Runnymede Road Best Pocket of Swansea



Check out the YouTube video at www.LovelyTorontoHomes.com

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The Julie Kinnear Team
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Guiding you home



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.

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Spacious, Family Home!

Live in one of the best pockets of Swansea just steps to Rennie Park, located on the quiet part of Runnymede. Popular Swansea P.S./HumberSide Collegiate School district, walk to Runnymede subway and all the fabulous shops, restaurants & markets of Bloor West Village!

Stunning top-to-bottom renovation with only the finest of finishes, design and materials used throughout.

This wide, detached, 2-storey home has everything on your wish list! Expansive main floor with a gorgeous kitchen/breakfast room, 3 large bedrooms, 3 baths - one on each level, fabulous finished lower level with a large recreation room and spare bedroom/home office with a beautiful en-suite bathroom. Your guests or nanny will be very appreciative!

Just in time for summer! Enjoy BBQs, al fresco dining & entertaining on the architect designed, party-sized, tiered back deck with arbor. Private, fully-enclosed back garden for some fun in the sun with your kids & pets.

Parking for 1 car.

Excellent opportunity for the move-up buyer or for growing families who want to put down roots!

Special Features & Upgrades

- The covered front porch leads into the airy, bright and spacious open-concept living room. A room made for entertaining friends and family with over 9'9" ceilings, large bay window with built-in seating & gorgeous hardwood flooring throughout. It will make you say "wow!"

- The elegant dining room has a closet & double French doors into the kitchen for ease of all your dinner parties.

- Quality custom eat-in kitchen! Stainless steel appliances, marble backsplash, Caesar stone counter, custom cupboards with ample storage space. Separate entrance to the back deck and garden with 2 sets of skylights filling the space with lots of natural light.

- Recently renovated breakfast room overlooks the kitchen and has double sliding glass doors that lead out to the back deck and garden. A nice spot for casual meals.

- Rare main floor powder room with Caesar stone counters.

- Walking up to the 2nd level you will appreciate the bright, open and airy feel to this floor with the large skylight & soaring ceilings.

- Magnificent front-facing master retreat has cathedral ceilings, His & Hers closets, and 2 large picture windows.

- The 2nd & 3rd bedrooms overlook the back garden and are complete with large double closets and Berber carpeting.

- 4-piece family bath with additional skylight.

- Fully-finished lower level has an exorbitant amount of extra space. Family sized recreation room, bedroom for visiting guests or in-laws, 4 piece bath, large walk-in storage closet, laundry area & utility room complete this level.

Coveted Community!

This truly one-of-a kind community is set on a hill and surrounded by beautiful mature trees, parks & fabulous shopping.

Swansea Village is the only Toronto neighbourhood having a lake, a river and a pond as its natural boundaries!

Shopping abounds! Walk to all the fabulous specialty shops, green grocers, European delis/bakeries and fantastic restaurants in Bloor West Village. Grab all your groceries from Bloor West Meat Market, Max's, the fresh fruit & veggie markets, Snapper's Fish Market or down to the famous Cheese Boutique.

Residents love their local jewel – Rennie Park –There are 4 tennis courts, a baseball diamond, a skating rink, playing fields and a wading pool. It's also ideal for dog walks!

Swansea Jr. & Sr. Public School & HumberSide Collegiate are a big draw for families; they both have a legendary reputation. HumberSide is committed to academics, arts, 2nd languages, sports & technology with a bonus of an indoor swimming pool at the Community Centre. Nearby St Pius X Catholic School as well as many alternative schools close by.

Swansea Town Hall is just a block down the street where you can enjoy use of the library, music classes, dog obedience classes, voting and much much more.

High Park & Grenadier Pond feature a full day of recreational activities including fishing, theatre performances, train rides, a zoo, historical exhibits, a restaurant, farmer's market, a myriad of fitness opportunities & off-leash dog walks.

Easy access to Lake Ontario & The Martin Goodman Trail, as well as the Humber River paths.

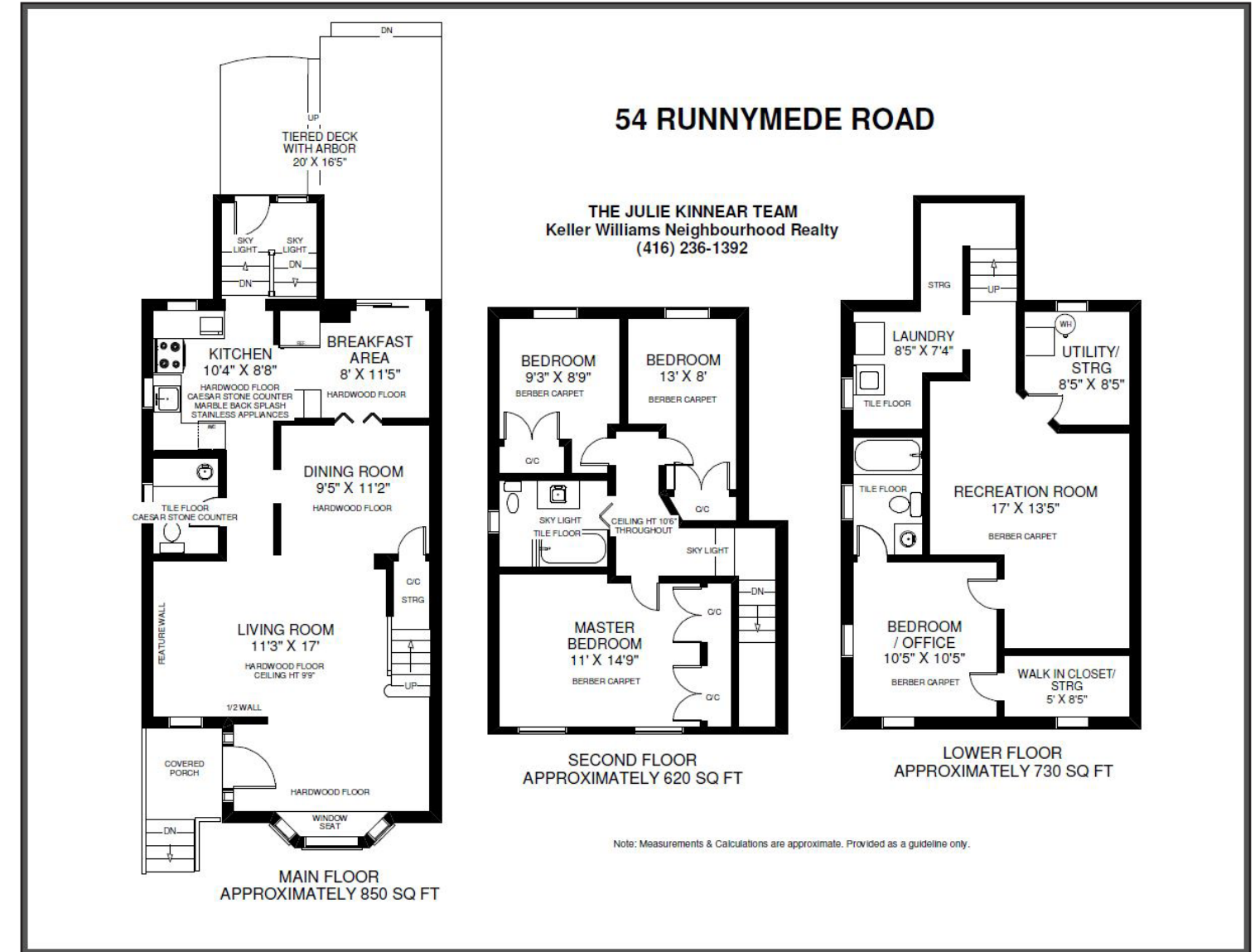
Well served by TTC – walk to Runnymede subway station on the Bloor-Danforth-Yonge subway lines.

Motorists enjoy the convenience of being located only minutes away from the Gardiner Expressway & Lake Shore Blvd West.

With all the amenities it has to offer, Swansea has great community spirit!

Upgrades & Improvements

- 2013 ~ Renovated the breakfast room
~ Removed old solarium and added new rear deck
~ New marble backsplash in the kitchen and painted the cabinets
- 2012 ~ Forced-air gas furnace/central air conditioning (March)
- 2010 ~ Waterproofed back portion of the basement



Bedrooms: 3 + 1	Baths: 3 (1x2 Piece Main Floor) (1x4 2nd Floor) (1x4 Piece Lower Level)	Possession: 60 Days/TBA
Parking: Front yard parking for 1 car	Approx Sq. Ft: 2200 square feet (includes lower level)	Lot Size: 25.00 x 94.5 Feet
Annual Expenses for 2013: Taxes: \$4579.07 Hydro: \$1025.37 Heating/Gas: \$1116.04 Water: \$554.51 Insurance: \$654.00 Maintenance: \$800.00		
Inclusions: Stainless steel fridge, gas stove & exhaust hood, built-in dishwasher, washer, dryer, electric light fixtures, window coverings, broadloom where laid, hot water tank (rental). Exclusions: Shelving in the kitchen		

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