

# 65 Beresford Avenue

<b>Lot Size</b>	25.0 ft x 94.5 ft	<b>Electrical</b>	200 amp/ circuit breakers
<b>Possession</b>	30-60	<b>Heating</b>	forced air gas
<b>Taxes</b>	\$5,768.32	<b>Cooling</b>	central air conditioning
<b>Parking</b>	private drive; built in garage w/ door to basement	<b>Plumbing</b>	copper
<b>Bedrooms</b>	3	<b>Roof</b>	asphalt shingles (2009)
<b>Bathrooms</b>	2 x 2 pce, 1 x 4 pce, 1 x 5 pce		

## Welcome to 65 Beresford Avenue

Sensational custom built home in a prime Swansea locale! This spacious and modern 3 bedroom is in beautiful move-in condition and possesses all of today's most-wanted features: Private drive & garage; main floor family room; master ensuite; gourmet kitchen; finished lower level; landscaped gardens. A fabulous opportunity in a wonderful family friendly neighbourhood!

### Features of this home:

- Grand atrium boasts high cathedral ceilings, skylight, marble tile floor and impressive solid oak staircase.
- Sun-filled and spacious open concept main floor has an abundance of windows and terrific layout for entertaining.
- Open plan living and dining room features new oak wood floors, wood trim, casement windows, chair rail and pine crown moulding.
- Main floor 2-pce powder room has granite countertop, undermount sink, single pole faucet and black and white tile floors.
- Newly renovated kitchen is open to family room and features beautiful granite countertops, ceramic backsplash, hardwood floors, drop ceiling with mini pot lights, granite breakfast bar, new stainless steel appliances, new deep Blanco stainless sink, glass block window and wood sliding door walkout to backyard.
- Adjoining sun-filled main floor family has hardwood floor and beautiful backyard views.
- Second floor 4 pce bath has new granite countertops, new soaker tub, new dual flush 1 -pc toilet, new ceramic tile floors and skylight.
- Large master bedroom provides ample storage space with his and hers closets (1 sliding door, 1 single) and features casement windows, walkout to balcony and built in vanity table with mirror. Recently renovated 5-pce ensuite (2010) features separate shower, jacuzzi tub, porcelain tile floors, skylight and dual flush 1-pce toilet.
- 2nd and 3rd bedrooms have hardwood floors, single closets and casement windows.
- Separate entrance to fully finished lower level with high ceilings, spacious recreation room with walkout to backyard, home office with glass block window, 2 pc bathroom, laundry room, deep double closet for storage, cold room and entrance to built-in garage.
- Private, fully fenced backyard features a wooden deck, flagstone patio area and landscaping.

- Short walk to the Runnymede subway station (5 min), Bloor West Village shops and restaurants. Steps to Rennie Park(skating rinks, tennis, playground, soccer & baseball) Swansea Community Centre (indoor pool), Runnymede Library and beautiful High Park.15 minute drive to financial district, Billy Bishop Airport and Pearson Int'l Airport. Close to the lakefront and the Martin Goodman Trail- ideal for cyclists.
- Best area schools close at hand! Walk to Swansea Jr. & Sr. P.S (mid french immersion); Runnymede Jr. & Sr. P.S. (early french immersion); St. Pius X Catholic School; Humberside C.I.; Western Tech; Ursula Franklin Academy; Humberside Montessori and Nursery Schools.

**Updates** – granite countertops (2010), appliances (2010), master ensuite (2010), hardwood flooring (2010), roof (2009)

**Inclusions** – Stainless steel fridge, stainless steel stove, dishwasher, freezer, electrical light fixtures, window coverings, alarm system, garage door opener and 2 remotes

**Exclusions** - pink garden rock in backyard, flower urns, 2 garden rocks at the front, some perennial plants

**\*Please refer to the pre-listing inspection report at [babiak.com](http://babiak.com)**