

# 311 Beresford Ave

<b>Lot Size</b>	25.0 ft x 159.5 ft	<b>Electrical</b>	200 amp/breakers
<b>Possession</b>	90 days/tba	<b>Heating</b>	hot water gas
<b>Taxes</b>	\$4,782.50/2009	<b>Plumbing</b>	steel & copper
<b>Parking</b>	single car garage	<b>Roof</b>	shingles
<b>Bedrooms</b>	4	<b>Fireplace</b>	wood burning
<b>Bathrooms</b>	2x4, 1x1		

## Welcome to 311 Beresford.

Heart of Bloor West! Wonderful four bedroom family home offers an abundance of space, modern updates and beautiful original architectural features -lovely stained glass, bay window, french doors, hardwood floors, handsome built-in cabinets with leaded glass, 2 wood burning fireplaces, beamed dining room ceiling and gorgeous wood trim. Many desirable features including: modern eat-in kitchen with breakfast area, main floor den, main floor bath, home office, charming front verandah and french door walkout to spacious tiered deck and landscaped garden.

- Living room features coved ceiling, brick wood burning fireplace, french doors and bay window with decorative stained glass
- Spacious, formal dining room with beamed ceilings, plate rail, french doors and butler's door.
- Bright eat-in kitchen has new cabinets and countertops as well as a breakfast bar, ceramic backsplash, and walk out to tiered deck and private backyard.
- Full 4 piece ceramic bath on main floor features a Kohler pedestal sink
- The staircase to the second level is highlighted by stained glass on the landing
- Unique bedroom plus office nook on second level has hardwood floors, decorative stained glass, brick fireplace, built in bookcases and plate rail
- Full 4 piece bath on second level features Whirlpool Jacuzzi tub.
- Separate entrance to lower level with high ceilings, spacious rec room, 2 pc bath and laundry
- Private backyard setting offers a combination of a spacious tiered deck and greenery
- Schools in the area include: Runnymede Junior and Senior Public School, HumberSide Collegiate Institute, Western Technical Institute, St. Pius X Catholic School, St. Cecilia Catholic School, James Culnan Catholic School, Bishop Allen Academy
- Ideally situated within walking distance of subway and Bloor West Village shops and restaurants.

**Updates** – kitchen cabinets, flooring and countertops (2006), main floor bath (2007), second level bath (2008), refinished main floor hardwood (2004), new carpeting 2<sup>nd</sup> floor (2010), high efficiency furnace (2008), 30 year shingles (2009), eavestroughs (2005)

**Inclusions** – stove, fridge, dishwasher, washer, dryer

**Exclusions** – ceiling hurricane lamp in SW bedroom & brass ceiling lamp in main floor den