

237 Clendenan Ave.

Lot Size	22 x 127 feet	Electrical	100 amp/breakers
Possession	Immediate/TBA	Heating	Forced Air/Gas
Taxes	\$3,703.34/2009	Plumbing	Copper
Bedrooms	3	Roof	Asphalt/Bitumen Membrane
Bathrooms	1 x 4 1 x 3	Parking	Garage (via mutual drive)

Welcome to 237 Clendenan Ave.

High Park Bloor West - Same owner 40 years+! An ideal starter home with original details and updates. Wide mutual drive with garage parking; private backyard on deep terraced lot. Separate entry to high basement with 3 pc, bath rec room, office & income potential. Near Bloor West village shops and excellent neighbourhood schools.

The living room features a brick fireplace, French doors & wood trim. A separate dining room has wood trim and plate rail; and the sunny eat-in kitchen has a double sink and a walk-out to the backyard.

The second level features three bedrooms with a fireplace and hardwood flooring in the master bedroom; and a 4 piece bath.

A finished lower level with a separate entrance features a recreation room with adjoining office; a spacious laundry area; and a 3 piece bath.

Nestled in a family oriented neighbourhood, this house is located within walking distance to High Park, shops and restaurants in Bloor West Village and The Junction. Just a 12 minute walk to High Park subway station. Schools in the area include Runnymede Jr. & Sr. Public School (French Immersion), Humberside C.I. and Western T.I.

Updates – gas furnace & air conditioner (2000), roof (2000)

Inclusions – fridge, stove, dishwasher, washer, dryer, electrical light fixtures, window coverings, lawn mower, deep freezer in basement.

Exclusions - microwave