

2 Deforest Rd

Lot Size	30 x 107 ft	Electrical	100 amp/breakers
Possession	Immed./tba	Heating	forced air/gas (hi efficiency)
Taxes	\$4,861.57 /2009	Cooling	central
Drive	private	Plumbing	copper
Bedrooms	1 + 1	Roof	asphalt shingle
Bathrooms	2 x 3		

Welcome to 2 Deforest Rd

Swansea Cul-de-Sac! Clean and cool architect designed renovation of bi-level bungalow with unobstructed views of tranquil ravine. Modern kitchen, 2 baths, upgraded windows & private drive. Tiered decks overlook secluded forested setting. 2 mins to Runnymede subway and shopping in Bloor West Village.

The main level features a private living room with hardwood flooring, a wood-burning fireplace, French doors, leaded glass and built in bookshelves. A bright sunroom off the living room looks out onto the front yard landscaping. A formal dining room has hardwood flooring, plate rail, large leaded glass windows and has a walk thru to the modern kitchen which features ample storage space and a walk out to a tiered deck overlooking the ravine.

The master bedroom on the main level has hardwood flooring and overlooks the private backyard. A 3pc ceramic bathroom has a separate shower stall.

The above grade lower level has an additional bedroom with broadloom and his/hers closets; an open plan family room; a luxurious 3pc ceramic bath with Jacuzzi tub and a separate dressing area with built-in cabinets and vanity conveniently located off of the bathroom; a separate laundry room with a walk out to a spacious deck.

Conveniently located, it is in the heart of the popular shops & restaurants of Bloor West Village. Walk to Rennie Park, Runnymede library, the subway and High Park via Valleymede steps.

Schools in the area include: Swansea Public School, St. Pius X, High Park Montessori, Runnymede Public with French Immersion, HumberSide Collegiate and Ursula Franklin Academy.

Updates: new roof (2005); new copper water supply line coming into the house (2008); central air conditioner (2002)

Inclusions – fridge, cooktop stove, built-in oven, built-in microwave, dishwasher, washer, dryer in “as is” condition, light fixtures