

308 Durie Street

Lot Size	25.0 ft x 149.92 ft	Electrical	100 amps
Possession	30 days/tba	Heating	forced air gas (2000)
Taxes	\$4,530.77/2010	Plumbing	copper
Parking	Mutual Drive, single detached garage	Roof	asphalt shingles (2005)
Bedrooms	4	Fireplace	wood burning
Bathrooms	1 x 4 pce, 1 x 3 pce		

Welcome to 308 Durie Street.

Prime Bloor West Village! This pristine four bedroom home with beautiful original character and curb appeal is situated mid-block on one of the most desirable Village streets. Wonderful opportunity to personalize or add-on in a superb location.

Additional features:

- Charming covered front verandah.
- Formal entry with clothes closet, wood trim and french doors.
- Living room features brick fireplace, french doors and casement windows.
- Spacious, formal dining room with beamed ceilings, stained glass, plate rails, french doors and window overlooking backyard.
- Bright eat-in kitchen with wood cabinetry and walk out to sun room.
- Upper level has 4 good sized bedrooms, three of which have hard wood floors and single closets. Fourth bedroom has stained glass and kitchen facilities.
- Lovely back garden with western exposure and perennial bed.
- Schools in the area include: Runnymede Junior and Senior Public School (french immersion) Humberside Collegiate Institute, Humberside Montessori, Western Technical Institute, Ursula Franklin Academy, St. Pius X Catholic School, St. Cecilia Catholic School, Bishop Allen Academy
- Ideally situated within walking distance of Runnymede subway and Bloor West Village shops and restaurants.
- Walk to High Park, Rennie Park, Beresford Park, Runnymede Library, Swansea Community Centre. Close to Lakefront and Humber River parklands.
- No need for a car in this incredible location - walk, cycle or "TTC it" to your destination!

Updates – many windows replaced (2004), drains (2010), roof (2005), furnace (2000)

Inclusions – stove, fridge, dishwasher, washer, dryer