

22 Larkin Ave.

Lot Size	25 x 105 ft	Electrical	100 amp/breakers
Possession	90 days/tba	Heating	gas/hot water boiler
Taxes	\$4,261.08/2009	Plumbing	copper
Parking	mutual drive	Roof	shingles (2008)
Bedrooms	3 + 1	Fireplace	wood burning
Bathrooms	1 x 4 1 x 3		

Welcome to 22 Larkin Ave.

A lovely and charming 3 bedroom Swansea home on a coveted street located just 2 minutes from Bloor West Village shops & subway. Built in 1925, this handsome brick home is loaded with original character and has been meticulously maintained and tastefully updated.

- Inviting entryway has enclosed brick front porch with mullioned windows and elegant foyer with cross hall plan, high wainscoting, hardwood floors, leaded and stained glass windows.
- Classic living room features coved ceiling, hardwood flooring with trim, wood burning fireplace, french door, sconce lighting and bay window.
- Formal dining room with hardwood flooring and trim, plate rail, butler's door off kitchen and pocket doors.
- Updated kitchen has marble counter & backsplash; and walk out to backyard off mud room.
- Three bedrooms on second level all with hardwood flooring, wood baseboards, doors and trim.
- Sunny and spacious master bedroom features four south facing windows, his & hers closets and additional storage space in a double mirrored closet.
- Four piece bathroom has California shutters & pedestal sink.
- Freshly renovated bright lower level with 7' ceiling height has separate entrance, new broadloom and tile flooring. This lower level family room has potential for in-law suite with kitchenette; bedroom and three piece bath.
- A beautifully maintained private backyard with lots of sunlight, has garden shed and spacious deck. Delightful front garden features low-maintenance herbs and perennials.

- Schools in the area include: Swansea Jr & Sr P.S. (mid French immersion); Runnymede Jr & Sr P.S. (early French immersion); St Pius X Catholic School; HumberSide Collegiate; Western Tech and Ursula Franklin Academy.
- Steps to Bloor West Village which features over 400 shops and services, including Coffee Tree Roastery, Hot Oven bakery and Carload's Fruit Market. High Park, Rennie Park, Swansea Community Centre & Town Hall are just a short walk away. Just one block south of Jane subway station.
- Steps to the Humber River and Etienne Brule parklands. Approximately 15 minute drive to downtown and Pearson Airport.

Updates – reshingling in 2008 involved removal of all old tiles & repairs to sheathing; new roof on garden shed (2008); new eavestrough on east side of house and rerouting of all downspouts (2009); new water main from street (2008); entire exterior repainted including garden shed (2008); front and east sides of basement walls professionally waterproofed; landscaping to front & back yards including new topsoil in garden beds and new decorative retaining fence in backyard (2008); fireplace professionally maintained annually; new broadloom & paint in lower level (2010)

Inclusions – all kitchen appliances including microwave, washer & dryer, light fixtures, window coverings.

Exclusions – light fixtures in dining room and foyer.