

213 Riverside Dr.

Lot Size	76 x 181 ft	Electrical	100 amp/breakers
Possession	30 days/tba	Heating	hot water gas
Taxes	10,101.37/2009	Plumbing	steel & copper
Parking	drive (5 cars) & triple garage	Roof	shingles (premium grade)
Bedrooms	6	Fireplace	wood burning
Bathrooms	1 x 4 2 x 3 1 x 2		

Welcome to 213 Riverside Dr.

Magnificent brick and stone 3 storey, center hall on one of the west end's best streets. This superb residence has a living space of over 3,600' with gracious well proportioned principal rooms, six bedrooms and exceptional architectural details in mint condition including rich panelling, a superb wood burning fireplace, decorative leaded glass, high ceilings, grand formal staircase, an abundance of walnut and oak wood trim and newly refinished hardwood floors. To the back of the property is a rarely available brick, triple car garage off a private multi-car drive and a spacious, secluded garden with city skyline views overlooking a spectacular wooded ravine lot. An exceptional offering in a sought after enclave of prestigious Riverside homes.

- Grand foyer boasts double door entry, hardwood floor, high wainscoting, beautiful leaded glass and walk-in coat closet.
- Elegant & expansive living room features gleaming wood floor and trim, crown moulding, wood burning fireplace with stunning marble & wood mantle, bay window and french doors with decorative leaded glass
- Sun-filled main floor family room has wood floor, trim and wrap-around windows with north, south and east exposures.
- Spacious, formal dining room features maple floors, crown moulding, large bay window, decorative leaded glass window, high wainscoting and butler's door.
- Eat-in kitchen with ample cupboard space, 1 ½ sink and walk out to the sunroom and backyard. A butler's staircase off the kitchen leads to the second level of the house.
- The formal, wide staircase to the second level is highlighted by an ornate carved newel post, wainscoting and leaded glass windows on landing overlooking the backyard.
- Gracious master bedroom has 3pc ensuite, his & hers closets and adjoining dressing room.
- All four bedrooms on second level have maple hardwood flooring with trim and the north-west room has a semi-ensuite bath.
- Full 4 piece bath ceramic bath on second level with exceptional period tile work.
- Spacious third floor with excellent ceiling height; two additional bedrooms, both with walk-in closets; and a 3 pc bath with charming clawfoot tub and double window.

- Separate entrance to finished lower level (7' ceiling height) with spacious rec room, 2 pc bath and ample storage space.
- Private park-like backyard setting offers a glorious combination of spacious table land and wooded ravine lot and city skyline vistas.
- Schools in the area include: Swansea Jr. & Sr. P.S., St. Pius X, HumberSide Collegiate, Western Tech, Western Tech, Ursula Franklin Academy, Kingsway College School and Marguerite d'Youville French School. Downtown private schools are easily accessible by subway
- Nearby excellent recreational opportunities include the Etienne Brule parklands, Humber River, High Park, Sunnyside beach, Martin Goodman Trail, The Boulevard Club, Mimico Yacht Club, Swansea Community Centre and Rennie Park tennis club, soccer, baseball and skating rinks.
- Ideally situated within walking distance of subway and Bloor West Village shops; and a short drive to the city's financial district, Billy Bishop City Airport & Pearson International. Cycle to the city core along the lakeshore bicycle paths.

Updates – all hardwood floors newly refinished (2010), home freshly painted

Inclusions – all kitchen appliances, washer, light fixtures