

458 Runnymede Rd

Lot Size	21 x 70 ft	Electrical	100amp/breakers
Possession	30 - 90 days/tba	Heating	forced/air gas
Taxes	\$3,030.20/2009	Plumbing	mostly copper with some steel
Bedrooms	3	Roof	asphalt shingle & modified bitumen membrane
Bathrooms	1 x 4 1 x 3		
Parking	private driveway		

Welcome to 458 Runnymede Rd

A brilliant choice! A perfectly charming, sun filled 3 bedroom home with an abundance of character, desirable original features and a private drive.

The sunny main floor features high ceilings; welcoming foyer with hardwood flooring and stained glass; hardwood flooring with 10" high wood trim, stained & leaded glass window, brick wood burning fireplace and french door in the living room; hardwood flooring with wood trim and plate rail in the dining room; a modern kitchen with large window and walk-out to the garden deck, and flagstone backyard.

The second level features three bedrooms and a 4-pc bath. There is a bay window with built-in sitting bench in the master bedroom; and ceiling fan in the west bedroom.

The finished lower level with a separate entrance has a rec room with an office nook; 3-pc bath; a laundry room and furnace room which accommodates additional storage area.

Step outside into the shaded private backyard with a low maintenance garden, flagstone walkways and deck. Close to Runnymede subway (only an 8 minute walk) & Annette bus line; Annette Recreation Center; local libraries; High Park; and shopping & restaurants in Bloor West Village and The Junction. Schools in the area include: Runnymede Jr. & Sr. P.S., St. Cecelia Catholic School, James Culnan Catholic School, St. Pius X Catholic School, Humberside C.I., Western Tech and High Park Montessori.

Updates - roof: flat roof (2008) & remainder of roof & eavestroughs (2001); new dishwasher in kitchen (2008); new fridge & hardware (2005); door off kitchen (2006); electrical: added panel box (2009) & new bedroom outlet (2009); ongoing landscaping (2007 – 2002); all flooring refinished (1999)

Inclusions - fridge, stove, dishwasher, washer, dryer, light fixtures, window coverings, wood shelving in basement