

## 34 Woodside Ave

<b>Lot Size</b>	37.25 x 95 feet	<b>Electrical</b>	200 amp/ circuit breakers 2002
<b>Possession</b>	August 31, 2010	<b>Heating</b>	hot water gas 2009
<b>Taxes</b>	\$5,962.10	<b>Cooling</b>	SpacePak 2002
<b>Parking</b>	*see note below	<b>Plumbing</b>	copper 2002
<b>Bedrooms</b>	6	<b>Roof</b>	asphalt shingles 2002
<b>Bathrooms</b>	2x4 piece	<b>Fireplace</b>	2 wood burning

### Welcome to 34 Woodside Ave

Landmark residence in Bloor West Village! A rare offering of a superb original duplex in mint condition. This stately and spacious single or two family home offers exceptional character and period detail along with recent major updates and boasts impressive curb appeal with turret, covered brick verandah and screened-in Muskoka room, all set on a glorious south-west facing lot.

- Upper and main level suites have similar, expansive layouts with almost 1,300' per floor.
- Formal living room with large bay window, hardwood floors and high wood trim, brick fireplace and pocket doors entering into both the dining room and master bedroom.
- Elegant and spacious formal dining room with plate rail, beamed ceilings, hardwood floors, 10" high wood baseboards and wood trim, west facing triple casement window and butler door leading to kitchen.
- Three bedrooms featuring hardwood floors, high baseboards and wood trim, original crystal hardware on doors, single closets.
- Main level eat-in kitchen features B/I dishwasher, stainless steel sink and laundry hook up.
- Main level 4-pce bath with granite tile floor and shower enclosure with glass block, built-in storage and pedestal sink.
- Renovated upper level kitchen has high efficiency, long lasting LED pot lighting, marble tile and countertop, lazy susan, pull-out pantry cupboard, ceramic backsplash with decorative tile, built-in busy centre, breakfast counter and west exposure. Built in microwave exhausts to the outside.
- Romantic three season screened-in Muskoka room with southern exposure - perfect retreat on summer evenings!
- Upper level renovated 4-pce bathroom has marble floor and countertop, built-in storage and halogen lighting.
- Two cedar-lined closets on upper level.
- Separate entrance to large (1,299') 7' high, bright, partially finished basement with above grade windows. Offers untapped potential for a lower level rental unit or additional living space.
- Home is also suitable for gracious single family residence
- Gardener's paradise with sweeping south and west facing exposures.
- Private, fully fenced backyard features a stone patio area for entertaining.

- Top quality Ridley wood windows (2007)
- SpacePak central air conditioning; completely upgraded electrical service (no knob & tube wiring); new gas fired hot water heating system.
- Two separate hydro meters.
- Attic accessible via pull down door with retractable built in ladder.
- \*Application has been made for pad parking. Please see details on [babiak.com](http://babiak.com). Ample parking is available on both sides of Woodside and Fairview.
- Walk to Runnymede subway and Bloor West Village shops and restaurants in 9 minutes.
- Steps to Ravina Gardens Park - playground, sports field. Twelve minute walk to High Park.
- Best area schools at your doorstep! Walk to Runnymede Jr. & Sr. P.S. (French immersion offered); St. Cecilia's; Humberside C.I.; Western Tech; Ursula Franklin Academy; Humberside Montessori and Nursery Schools.

**Updates** – SpacePak air conditioning (2002), electrical (2002), roof (2002), upstairs kitchen and bathrooms renovated (2003), eavestroughs & landscaping (2005), Roxul R50 insulation in attic (2006), waterproofing at east side of house (2006), side porch (2007), windows (2007), gas fired boiler (2009). Approximately \$200,000 in updates since 2002.

**Inclusions** – Panasonic microwave, Hunter Douglas blinds, Upstairs- kitchen - new Kenmore dishwasher -2010, Kitchen Aid Gas Stove, Upright Freezer (Whirlpool), Kenmore refrigerator; Basement clothes washer and dryer from Amana; Downstairs kitchen – Kenmore dishwasher, Beaumark electrical stove, Westinghouse energy efficient refrigerator; First floor – Kenmore - clothes washer/dryer

**\*Please refer to the prelisting inspection report at [babiak.com](http://babiak.com)**