

299 Durie Street

Lot Size	28 x 156 ft	Electrical	100 amp/circuit breakers
Possession	45 - 60 days	Heating	gas/forced air
Taxes	\$5,120.13/2009	Cooling	3 Fujitsu ductless units
Parking	double garage, legal pad parking	Fireplace	2 gas
Bedrooms	5	Plumbing	updated ¾" copper supply
Bathrooms	1 x 4, 1 x 3, 1 x 1	Roof	asphalt shingle

Welcome to 299 Durie Street

- Interlocking front drive and wide pad parking. Lovely landscaped low maintenance front garden with perennial border.
- Welcoming large brick covered front verandah with wooden floor. Perfect for relaxing on summer evenings
- Spacious foyer with hardwood flooring, coat closet, leaded glass windows. Side hall wooden staircase boasts newel post and features original stained glass windows on the landing.
- Open plan living and dining rooms with hardwood floors with high wood trim and a three-sided gas fireplace dividing the two areas. Terrific ambiance for gatherings of friends and family.
- Inviting living room has french doors with original crystal hardware leading into the front foyer and a large front window with California shutters.
- Dining room features a beamed ceiling with charming original antique lighting, pot lights and a walk-out from double glass doors to tiered back deck with natural gas hook-up and Ducane stainless steel barbeque, flagstone walkway and private garden oasis with pergola.
- Fabulous custom gourmet "Marcon" kitchen with Corian counters, oversized breakfast island with built-in shelving unit, hardwood floors, pot lighting, a deep Blanco double sink, stainless steel appliances including a commercial Dynasty shift 4 burner stove with Faber exhaust fan and a Miele dishwasher. Ideal space for gourmet cooking and entertaining.
- Adjoining breakfast nook / busy centre has built-in desk, glass block, ceiling fan, picture window and walk-out to deck.
- Second level features 4 bedrooms with hardwood flooring and California shutters, three of which include ceiling fans and one with a double mirrored closet.
- Spacious 4-piece bath with double Jacuzzi tub, built in cabinetry, floor to ceiling ceramic tile and heating lamp.
- Private third floor Master retreat/loft with cathedral ceiling, 3 skylights, three piece bathroom with clawfoot tub and pedestal sink, gas fireplace, exceptional closet space and air conditioning. An exceptional light-filled tree top hideaway!
- Lower level with separate entrance is highlighted by recreation room/ home theatre/office with broadloom, and a workshop; 1-pce bath and full laundry room with abundant storage space. The lower level has potential for completion to an apartment with separate entrance.
- Convenient legal front pad parking and a wide mutual driveway for access to backyard and garage parking.
- Solid brick two car garage with new roof has great studio potential.
- Secluded mature gardens boast a lush variety of perennials and shrubs including climbing hydrangea, peonies, magnolia tree, japanese maple
- Prime Bloor West location - half block from boutique shopping - fresh fish, meat, green grocers, bakeries, cafes, restaurants, banks, small shops and a public library. Bloor west village has an active small business community.
- Five minute walk to Runnymede Subway. Family oriented neighborhood with excellent schools, recreation facilities and parks all close at hand including High Park, Rennie Park, Beresford Park, Swansea Community Centre, Sunnyside Park on the lakefront and Etienne Brule Park on the Humber. The community has many organized events. Easy highway access with a 15 minute drive to the city core and 20 minutes to he airport.
- Schools nearby include: Runnymede Jr. & Sr. Public School, HumberSide Montessori, St Pius X Catholic School, HumberSide Collegiate Institute, Western Tech, Ursula Franklin Academy,

Updates – Three 12,000 BTU Fujitsu ductless air conditioners w/ halcyon inverters (2007) New ¾" copper water supply, new stack and sewer drains with clean out (1995 – 2005), roof insulation (2000) , third floor master retreat reno (2000), new (1995) hardwood flooring on main refinished in 2007, Marcon kitchen and main floor open plan renovation (1995 & 2000)

Inclusions – Stainless steel kitchen appliances including Amana fridge, Miele dishwasher, Dynasty gas stove, Faber exhaust hood, washer & dryer, Ducane BBQ, light fixtures, window coverings and alarm system plus intercom to front door.

Exclusions – Newel post ornament.

Please refer to the pre-listing inspection report online at babiak.com

**THEODORE
BABI
AK**
TEAM