

21 Kennedy Park Road

Lot Size	72.1' x 100'	Heating	Gas-Fired Hot Water Boiler
Taxes	\$8,719 (2018)	Plumbing	Copper
Possession	60-90 Days	Electrical	200 AMP
Total Area	~ 4,380 sq.ft.	Roof	Asphalt Shingles
Bedrooms	4+2	Driveway	Private Double
Bathrooms	3 Full	Parking Spots	4 Driveway, 2 Garage
Fireplace	1 Brick	Garage	Double Detached
Year Built	1937	Transit Score	86

Welcome to 21 Kennedy Park Road

Stately, turnkey Bloor West Village purpose built duplex with exceptionally spacious suites, a lower level accessory unit, tranquil ravine views, on a double lot with over 70'+ frontage and six car parking! An opportunity for co-living, multi-generational use, possible severance and/or increased density. This superbly maintained residence boasts two suites with roughly the same configurations featuring an oversized living room with crown moulding, formal dining room with pristine original wainscoting, walk-through kitchen, leaded glass windows, and two expansive bedrooms. Partially at-grade lower level unit enjoys high ceilings, a living room with brick fireplace and walk-out to back patio, large modern kitchen with adjoining dining room with a second walk-out to backyard, renovated bathroom with walk-in shower, sizeable bedroom with two closets, office area and cedar closet. Plentiful storage throughout home plus additional large storage lockers in garage. Private double drive and double garage accommodate six cars in total. Backyard patio and deck overlooking ravine is a park-like oasis. Updated wiring, owned hot water tank. Amazing investment opportunity or multi-family residence where each unit is a true home. Basement tenant will be vacating May 31, 2019. Located within the coveted Runnymede P.S. and HumberSide C.I. school districts! Superb amenities close at hand include: Bloor West Village shops & dining, Runnymede subway & library, parkettes, bike trails in Humber River parklands, and High Park!

MAIN LEVEL APARTMENT

- Living room with two leaded glass windows, triple window, crown moulding, hardwood floor and chandelier
- Dining room with hardwood floor, wainscoting, crown moulding, leaded glass windows, triple window and chandelier
- Kitchen with glass tile backsplash, window, Maytag stove, Maytag fridge, Allure exhaust hood and Maytag dishwasher
- Master bedroom with broadloom, closet, leaded glass window, ceiling fan and nook with surround windows and Juliette balcony overlooking ravine
- Second bedroom with hardwood floor and closet
- Four piece bathroom
- Closet and built-in linen closet in hallway

SECOND LEVEL APARTMENT

- Living room with crown moulding, hardwood floor, double window and chandelier
- Dining room with hardwood floor, wainscoting, built-in cabinet, crown moulding, double window, leaded glass windows and chandelier
- Kitchen with window, GE fridge, Amana oven, Broan exhaust hood, Bosch dishwasher (as is)
- Office adjoining living room with double window, hardwood floor and crown moulding
- Master bedroom with ceiling fan, closet and nook with surround windows and ravine views
- Second bedroom with double window, centre light fixture, hardwood floor and two closets
- Four piece bathroom
- Closet and built-in linen closet in hallway

LOWER LEVEL

- Living room with brick fireplace, pot lights and walkout to back patio
- Kitchen with pot lights, mini tile backsplash, under cabinet lighting, large undermount sink, breakfast bar and appliances: Fridge, KitchenAid dishwasher, Schott Ceran cooktop, Breville toaster oven, Danby microwave.
- Dining room with bay window, walkout to backyard and pot lights
- Bedroom with two double closets and window
- Office area with built-in desk and shelving, closets and pot lights
- Three piece bathroom with subway tile surround, glass enclosed shower stall, pedestal sink, medicine cabinet, toilet and tile floor
- Large cedar closet
- Laundry area with Kenmore front loading washer and dryer, double laundry sink
- Mechanical/storage room

EXTERIOR

- Brick & stone exterior
- Front yard with lawn, tress, shrubs, stone walkway & steps, double detached garage with storage, double private driveway
- Backyard with stone patio, wood deck with built-in seating, shrubs, picturesque tree-lined views

UPDATES & FEATURES

- Wiring: all knob & tube removed - ESA Certificate (2018)
- Viessmann high efficiency gas fired boiler (2013)

UTILITIES (2018)

- Hydro ~ \$1,900
- Heat~ \$1,200
- Water & Sewage~ \$1,300

Parking (City of Toronto): Additional street parking is available for \$18.43/month (\$16.31 + HST) for tenants or a 3rd owner where the two garage spots are already in use.

Inclusions: 3 fridges, 2 stoves, 1 cooktop, 3 dishwashers (second floor dishwasher as-is), custom Hunter Douglas window coverings, electric light fixtures, washer, dryer, basement microwave and toaster oven, hot water heater, high efficiency gas fired boiler

Exclusions: Second floor dining room chandelier.

Schools: Runnymede Junior & Senior Public School, St. Cecilia Catholic School, HumberSide Collegiate Institute, Bishop Marrocco/Thomas Merton Catholic Secondary School. Complete list of schools with live links on babiakteam.com