

289 Beresford Avenue

Lot Size	33.33' x 159.50'	Heating	Forced-Air Gas
Taxes	\$8,452.22 (2018)	Cooling	Central Air Conditioner
Possession	60-90 Days	Electrical	200 AMP
Square Footage	2,335 s.f. Above Grade	Plumbing	Copper & Plastic
Year Built	1919	Roof	Asphalt Shingles
Bedrooms	4	Parking Spots	5
Bathrooms	2 ½ & 3 PC Roughed-In	Driveway	Private
Fireplaces	1 Gas, 1 Electric	Transit Score	85
Walk Score	94		

Welcome to 289 Beresford Avenue

Superb four bedroom family home with private drive in the heart of Bloor West Village! Expanded and renovated (3,465' on three levels) featuring 9' ceilings on the main floor, a formal dining room with coffered ceiling, elegant living room with bay window and gas fireplace, custom Snaidero kitchen by Marcon with Thermador, JennAir and Miele appliances; powder room, spacious family room with custom built-ins and walkout to deck overlooking private garden; luxurious master bedroom with 5 piece ensuite bath; high lower level with separate entry, new concrete floor, rough-ins for 3 piece bath, wet bar and home theatre. The property boasts a much admired and beautifully landscaped garden with a variety of perennials, shrubs and trees (Japanese maple, burning bush, hydrangea, rhododendron). Located within the coveted Runnymede P.S. and HumberSide C.I. school districts. Amenities close at hand include: Bloor West Village shops & dining, Runnymede subway & library, parkettes, bike trails in Humber River parklands, and beautiful High Park!

MAIN LEVEL

- Covered front porch with sconces and soffit lights
- Foyer with hardwood floor, crown moulding and two closets
- Living room with bay window, hardwood floor, crown moulding, pot lights, gas fireplace with wood mantel and flush mount ceiling speakers.
- Formal dining room with hardwood floor, sconces and pot lights
- Kitchen with hardwood floor, granite counters, glass tile backsplash, crown moulding, pot lights, double undermount sink with Moen faucet, under cabinet lighting, built-in desk, window and appliances: KitchenAid French door fridge, Thermador gas cooktop with downdraft vent, Jenn-Air convection oven, Miele dishwasher and Panasonic microwave
- Family room with bow window, hardwood floor, crown moulding, pot lights, built-in media centre, closet and walkout to deck
- Powder room with floating custom walnut vanity with Duravit sink and Gessi faucet, natural stone tile backsplash, travertine floor tile, vanity light, large window, Toto toilet and pot light
- 9' ceiling height

SECOND LEVEL

- Master bedroom with hardwood floor, bow window and transom windows, pot lights, 10'4" ceiling height, built-in media centre, flush mount speakers, walk-in closet with pocket door and 5 piece ensuite with 11' ceiling, double vanity, built-in soaker tub, shower stall with glass door, skylight, tile floor, toilet and built-in linen storage
- Two additional bedrooms with carpet, double closets and crown moulding
- Fourth bedroom/office with built-ins, built-in desks, hardwood floor, crown moulding and window overlooking front yard
- Family four piece bathroom

LOWER LEVEL

- Recreation room with electric fireplace, media centre with 55" Panasonic TV, plumbing rough-in for wet bar or kitchen, pot lights and above grade window
- Games area with above grade window
- Laundry room with stacked front-loading LG washer & dryer, laundry sink with built-in cabinets and GE fridge
- Furnace/storage room
- Rough-in for 3 piece bathroom

EXTERIOR

- Brick and stucco exterior with cedar shakes
- Front yard with private drive, stone walkway, trees, hedges, shrubs and perennials
- Fenced backyard with lawn, trees, perennials, shrubs, garden shed and 21'6" x 20' wood deck

UPDATES & FEATURES

- New fence (2018)
- Spray foam insulation in basement (2016)
- BEAM central vacuum (2015)
- New oak flooring in master bedroom (2014)
- Front eavestroughs (2013)
- Cedar shakes on front of home (2013)
- Powder room (2012)
- Roof (2012)
- Central air conditioner (2011)
- New window in kitchen (2008)
- Kitchen updated (2007)
- Furnace (2005)
- New electrical throughout (1990)
- Windows (1990)
- Home fully renovated (1990)
- Landscaping continuously maintained and updated
- New copper plumbing including new drains and 1 inch water supply line (1990)
- Mainly site finished oak floors (1990)
- California wood shutters throughout

UTILITIES (2018)

- Hydro ~ \$1,452
- Heat~ \$1,020
- Water ~ \$504

Inclusions: KitchenAid fridge, Thermador gas cooktop with downdraft, Jenn-Air oven, Miele dishwasher, Panasonic microwave, Vroom central vacuum, LG washer & dryer, window coverings, electrical light fixtures, 55 inch Panasonic TV, forced-air gas furnace, central air conditioner.

Rental: Rented gas hot water heater- \$18.07/month.

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