

296 Windermere Avenue

Lot Size	30' x 110'	Heating	Forced-Air Gas & Hot Water Radiant
Taxes	\$5,191.73 (2019)*	Cooling	Central Air
Possession	TBA	Electrical	200 AMP
Square Footage	2,650 s.f. Above Grade	Plumbing	Copper & Plastic
Bedrooms	4	Roof	Asphalt Shingles & Bitumen
Bathrooms	5 Full, 1 Half	Parking Spots	4 Driveway, 1 Garage
Fireplaces	1 Gas	Driveway	Private
Walk Score	82	Garage	Single Attached
Transit Score	85		

Welcome to 296 Windermere Avenue

Brilliant, custom contemporary three storey, four bedroom in Swansea Bloor West with over 3,700' on four levels. Features inspired design, premium materials, superior craftsmanship and attention to detail. Includes: 10'3" ceiling on open plan main level, custom kitchen by Kiváló Fine Cabinetry with German built Bosch appliances & Caesarstone island; 6.5" engineered oak floors, powder room, direct access to built-in garage, glass and wood railings, square LED pot lights throughout, master with lux ensuite bath, each bedroom with ensuite bath, aluminium clad wood windows, smart home system, central vac, European door systems with multipoint locks, second floor laundry with stacking washer & dryer, concrete floor with hydronic heating in lower level plus office, rec room and 3 piece bath; LED outside lighting, gas line to backyard and rooftop terrace. Steps to Grenadier Pond, High Park, Rennie Park, Lakeshore, Bloor West Village- shops & dining, Runnymede subway and library. Walk to the best west end schools: Swansea PS, St Pius X and Humberside Cl. Move in ready!

MAIN LEVEL

- Foyer/sitting room with window, pot lights, custom banquette with storage, double closet and single closet
- Custom kitchen by Kiváló Fine Cabinetry with cabinet drawer lighting and under cabinet lighting with large island with built-in breakfast table and undermount sink, Caesarstone counters, wine storage (up to 36 bottle capacity) with LED light, pot lights, pendant lights, large sink and Bosch appliances: 5 burner induction cooktop, double oven (one with microwave feature), fridge, exhaust hood and dishwasher
- Great room (combined with dining room) with linear gas fireplace with built-in entertainment centre, pot lights, built-in speakers, large windows and large sliding door walkout to patio
- Mudroom with built-in seating/closet, pot lights and direct access to garage
- Powder room with Kohler toilet, floating vanity with overmount sink, vanity light and tile floor
- 10'3" ceiling height

SECOND LEVEL

- Master bedroom with large window, pot lights, walkout to 13' x 6' balcony, surround sound, large walk-in closet with custom built-in organizers and six piece ensuite with free-standing bathtub, pot lights, heated tile floor, walk-in double shower with two rain showerheads, floating double vanity with undermount sinks, large mirror, sconces and water closet with Kohler toilet, frosted glass wall/door and silent fan
- Second bedroom with double closet with custom organizers, 13' ceiling height, pot lights, window, walkout to 12' x 6' balcony, and four piece ensuite with tile floor, American Standard toilet, floating vanity, vanity light, pot lights, bathtub with showerhead and wand, tile surround and glass door
- Third bedroom with large window, large closet, pot lights and four piece ensuite with tile floor, glass enclosed shower stall with marble floor, tile surround and built-in bench and floating vanity

- Laundry room with laundry sink, pull-down faucet, built-in shelving, tile floor and Samsung stacked washer and dryer
- 9' ceiling height

THIRD LEVEL

- Fourth bedroom with large window, pot lights, sconces, large closet with built-in organizers, 12' ceiling height and four piece ensuite with tile floor, glass enclosed shower stall with marble floor, hand wand and rain showerhead, floating vanity, pot lights, vanity light and American Standard toilet
- Walkout to 22' x 20' terrace with gas line for bbq and wired for speakers

LOWER LEVEL

- Large recreation room with double window, finished concrete floors with hydronic heating system, pot lights, built-in speakers and wet bar with Caesarstone counters, undermount sink and Danby wine fridge
- Office/bedroom with closet, pot lights and heated concrete floor
- Three piece bathroom with heated concrete floor, American Standard toilet, floating vanity, glass enclosed shower stall with marble floor, tile surround hand wand and rain showerhead and pot lights
- Furnace room
- Under-stairs storage room

EXTERIOR

- Brick and stucco exterior
- Front yard with single attached garage with direct access to home, private driveway with accent lighting, lawn, mature tree, security camera front steps with glass railing, covered entry and in-soffit lights
- Fenced backyard with covered concrete patio with pot lights, lawn, cedars, gas line for bbq and security camera

UPDATES & FEATURES

- 6.5" wide engineered oak floors throughout
- European wood entry door with multipoint lock with built in bench in foyer
- Micro crystal (glass tile) 30"x 30" tile in foyer
- Aluminium clad wood windows (double-pane) throughout
- Modern square LED pot lights throughout
- Custom kitchen - by Kiváló Fine Cabinetry with cabinet drawer lighting and undermount lighting
- Built-in flush mount speakers in living room, master bedroom and rec room
- 42" wide oak stairs with glass and wood railing
- Central vacuum
- Bathroom features - rainhead shower with thermostatic control, quiet fans in bathrooms throughout except for powder room, Vida vanity fixtures, Rubinet shower fixtures
- Each bedroom has an ensuite
- Finished concrete floors with in-floor hydronic heating system in lower level
- Combination core heating (infloor heating and domestic water)
- ¾" Water supply line
- High efficiency furnace with upgraded 4" filter
- Heat recovery system
- Sump pump and backflow preventer
- Alarm security on six doors
- French drains and front and back of home
- Photosensitive LED lighting installed along driveway, front, back and sides of house

Inclusions: Bosch 5 burner induction cooktop, Bosch double oven (one with microwave feature), Bosch fridge, Bosch exhaust hood, Bosch dishwasher, Samsung stacked washer and dryer, Danby wine fridge,

forced-air gas furnace, central air conditioner, garage door remote, alarm system equipment (without contract), two security cameras with recording equipment, central vacuum.

Rental: Hot water heater (combi system)- Enercare.

Schools: Swansea Junior and 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

** Taxes to be re-assessed.*