

436 Durie Street

Lot Size	24.83' x 122.25'	Heating	Oil-Fired Hot Water Boiler
Taxes	\$5,764.04 (2018)	Cooling	Ductless
Possession	30 days TBA	Electrical	100 AMP
Square Footage	1,520 s.f. Above Grade	Plumbing	Copper
Year Built	1925	Roof	Asphalt Shingles
Bedrooms	4	Driveway	Mutual
Bathrooms	2 x 3 piece baths	Garage	Single Semi-Detached
Fireplaces	2 Brick (Not in Use)	Parking Spots	1
Transit Score	83		

Welcome to 436 Durie Street

Solid 4 bedroom detached family home situated on a quiet, beautifully treed section of one of the best streets in Bloor West Village! Rich original details in mint condition: wood wainscoting, numerous leaded and stained glass windows, two brick fireplaces, crown moulding, bevelled glass french doors, butler's door and limestone bay window. Located in the high demand Runnymede P.S. and HumberSide school catchment areas. Close to Runnymede subway station, Beresford Park (playground, dog park, skating rink) local dining, shopping and parks. A renovation/restoration project with upside.

MAIN LEVEL

- Foyer with wainscoting, stained glass window and coat closet
- Living room with hardwood floors, bay window, crown moulding and brick fireplace with wood mantel
- Dining room with French doors opening to living room, stained glass windows, plate rail, hardwood floor and triple window overlooking backyard
- Kitchen with walkout to backyard

SECOND LEVEL

- Four bedrooms with hardwood floors (one with decorative brick fireplace)
- Three piece bath with original cast iron tub
- Walk-in linen closet in hallway

LOWER LEVEL

- Rec room with cedar closet
- Laundry area with double laundry sink
- Furnace/storage room
- Two piece
- Storage room and three storage closets

EXTERIOR

- Brick & stone exterior
- Front yard with mutual driveway, lawn and covered entry
- Backyard with single detached garage, wood fence, lawn, trees and shrubs

Building Potential: Zoning is presently R 0.6. With a minor variance to obtain R 0.8 density, a gross floor area of approximately 2,440 SF is possible. The additional floor space would allow a sizeable renovation either in the form of a rear addition or a partial third floor that would be added onto the existing home. Please refer to the building potential report on babiateam.com for more information.

Parking (City of Toronto): On-street parking permits are available for this home.

Inclusions: Existing stoves (x2), fridge, washer, dryer, oil fired boiler.

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