

44 Larkin Avenue

Lot Size	60' x 89.33'	Heating	Boiler
Taxes	\$8,407.73 (2018)	Roof	Asphalt Shingles
Possession	TBD	Garage	Single Attached
Square Footage	2,390 s.f. Above Grade	Parking Spots	1 via Lane, 1 in Garage
Year Built	1934	Driveway	Rear Laneway
Bedrooms	4+1	Walk Score	92
Bathrooms	2 Full, 1 Half	Transit Score	85
Fireplaces	1 (Not Operational)		

*** [Building Potential Report & May 2019 Topographic Survey at \[babiakteam.com\]\(http://babiakteam.com\)](#) ***

Welcome to 44 Larkin Avenue

An amazing opportunity on a rare lot with 60' frontage in Swansea/ Bloor West Village! Potential to divide into 2 lots, renovate or build your dream home. Building potential report available. Existing home offers over 3,700 sq ft of living space, including basement. Features: 4+1 spacious bedrooms, 2 ½ baths, single attached garage with lane access parking for 2 cars. Steps to the best of Swansea and Bloor West Village: cafes, shops, dining, Jane subway, Humber River Parklands, Old Mill, Rennie Park, Rec Centre, skating rink, tennis courts and well regarded Swansea Public School. Easy access to the lake, Gardiner, TTC, Billy Bishop and Pearson. Perfect for active living on a wonderful family-friendly and neighbourly street.

MAIN LEVEL

- Foyer with coat closet
- Living room with windows overlooking front yard and single window
- Family room with fireplace, bay window and doors opening to hallway
- Dining room with French doors opening to family room and two sets of windows
- Kitchen with two windows, double sink and appliances:
- Bedroom with closet and two windows
- Powder room, walk-in closet in hallway and side door entry

SECOND LEVEL

- Master bedroom with double window and walk-in cedar closet
- Two additional bedrooms with windows and closets
- Bedroom/kitchen with window and low storage area
- Four piece bathroom with window and linen storage
- Walkout to 14' x 12' rooftop deck

LOWER LEVEL

- Recreation room
- Bedroom/games room
- Kitchen with double closet with sliding doors
- Laundry/furnace room with double sink, washer & dryer
- Storage room with two windows
- Four piece bathroom

EXTERIOR

- Brick, stone & siding exterior
- Front yard with lawn, stone walkway, trees and shrubs
- Backyard

*** Building Potential Report & May 2019 Topographic Survey at babiakteam.com ***

Inclusions: All existing appliances and mechanicals in 'as is' 'where is' condition.

Schools: Swansea Junior and Senior Public School, St Pius X Catholic School, Humberside Collegiate Institute, Bishop Allen Academy. Complete list of schools with live links on babiakteam.com