

577 Beresford Avenue

Lot Size	16.5' x 139.09'	Heating	Forced-Air Gas
Year Built	1922	Cooling	Central Air
Possession	60-90 Days	Roof	Asphalt Shingles & Bitumen
Square Footage	1,660 s.f. Above Grade	Electrical	100 AMP
Taxes	\$4,521.64 (2020)	Plumbing	Copper
Bedrooms	3+1	Driveway	Rear Laneway
Bathrooms	2 Full	Parking Spots	2
Fireplace	1 Decorative	Walk Score	80

Welcome to 577 Beresford Avenue

Bright, airy and sun filled semi in Bloor West Village! This 3+1 bedroom is move-in ready and features an open plan living and dining room and spacious modern kitchen opening onto a family room with a walkout to a stone patio and a deep, fenced, well tended garden. A three level addition affords the home a main floor family room, lower level recreation room and a spacious master bedroom with room for an ensuite bath. Recent updates include: kitchen appliances, kitchen backsplash & counter, lower level updated 4 piece bath, furnace & central air conditioning, re-shingled roof and front stone walkway. There's room to park two cars off the lane: which may offer future development potential**. This is truly an exceptional home, well located on a family friendly street, near excellent schools and local shops. Walk or bike to three public libraries, Runnymede Subway, Bloor West Village, Baby Point Gates, the Junction and High Park.

**See laneway/building potential report at babiakteam.com

MAIN LEVEL

- Entryway
- Den with bay window and single window
- Living room with decorative fireplace
- Dining room with double window and centre light fixture
- Kitchen with double sink, breakfast bar, subway tile backsplash, laminate counter, under cabinet lighting and stainless steel appliances: Maytag stove, Samsung dishwasher, Maytag French door fridge, Whirlpool exhaust hood
- Breakfast/family room with double closet with sliding doors, large window, ceiling fan and walkout to stone patio
- Laminate floors

SECOND LEVEL

- Master bedroom with window overlooking backyard, ceiling fan, electric fireplace and walk-in closet
- Two additional bedrooms with closets and windows
- Four piece bathroom with tile floor and surround, pedestal sink, toilet, medicine cabinet, bathtub with showerhead and window
- Closet in hallway
- Laminate floors

LOWER LEVEL

- Recreation room with broadloom, two windows, built-in shelving and two double closets
- Bedroom
- Four piece bathroom
- Laundry room with Kenmore front loading washer & dryer, laundry sink and sauna
- Storage room

EXTERIOR

- Stone and siding exterior
- Front yard with natural stone walkway, shrubs & perennials
- Backyard with stone patio

UPDATES & FEATURES

- New furnace and air conditioner (2019)
- New backsplash and counter in Kitchen (2019)
- New flooring in laundry room (2019)
- New roof (2019)
- Landscaping in front yard (2019)
- Updated basement bathroom (2015)
- Backyard landscaping (2014-2015)
- Laminate floor on main floor (2003) and second floor (2012)
- NEST thermostat

Inclusions: Maytag stove, Samsung dishwasher, Maytag French door fridge, Whirlpool exhaust hood, Kenmore washer, Kenmore dryer, electrical light fixtures, blinds, central vacuum, sauna, central air conditioner, forced-air gas furnace, electric fireplace.

Exclusions: Coat hook in laundry room.

Rental: Rented hot water tank- Enercare.

Schools: King George Junior Public School, Humbercrest Public School, James Culnan Catholic School, Runnymede Collegiate Institute, Blessed Archbishop Romero Catholic Secondary School. Complete list of schools with live links on babiakteam.com