

66 Brule Gardens

Lot Size	62.92' x 232.25'	Heating	Forced-Air Gas
Taxes	\$11,285.64 (2019)	Cooling	Central Air
Possession	30 Days	Plumbing	Copper
Square Footage	3,120 s.f. Total	Electrical	100 AMP
Year Built	1959	Roof	Asphalt Shingles & Bitumen
Bedrooms	3+1	Garage	Double Attached
Bathrooms	2 Full, 1 Half	Driveway	Double Private
Fireplace	2 Wood-Burning	Parking Spots	2 Garage, 4 Driveway
Transit Score	80		

Welcome to 66 Brule Gardens

An exceptional ravine property in an exclusive enclave with unobstructed views of Brule Pond and the Humber River. This premium building opportunity in Toronto's west end offers a move in ready, freshly decorated three bedroom house with a lower level unit on a pool size 62.92' x 232.25' lot. Live in or rent the house pending project design and approvals. A nature lover's paradise with magical vistas of the changing seasons, gorgeous sunsets and beautifully landscaped gardens. Located only a seven-minute walk to Jane or Old Mill subway stations and a short drive to Pearson, Billy Bishop airport and downtown Toronto. Enjoy walking or cycling the splendid Humber River parklands. Shop the best of Bloor West Village & the Kingsway.

MAIN LEVEL

- Foyer with coat closet
- Living room with windows overlooking front yard, hardwood floor, crown moulding and wood-burning fireplace with stone surround
- Dining room with window, crown moulding, hardwood floor, chandelier and French door to sunroom
- Sunroom with surround windows and sliding door walkout to backyard
- Kitchen with double sink, window, pantry and appliances: Inglis fridge with freezer, Kenmore built-in dishwasher, Panasonic microwave, Frigidaire built-in oven, Miami Carey exhaust, Frigidaire Gallery electric cooktop
- Breakfast area with large window overlooking backyard and cabinets
- Bedroom/office with triple window overlooking backyard, hardwood floor and built-ins
- Powder room

SECOND LEVEL

- Master bedroom with two closets with sliding doors, hardwood floor and two windows
- Second bedroom with triple window, hardwood floor and closet
- Four piece bathroom with linen closet

LOWER LEVEL

- Recreation room with laminate floor, wood-burning fireplace with marble surround, window, storage closet and fully operational wet bar
- Office/family room with built-ins, wood accent wall, laminate floor, four windows and walkout to backyard
- Eat-in kitchen with window, laminate floor, single sink and breakfast area
- Bedroom with large triple window, laminate floor and closet
- Updated our piece bathroom with tile floor and surround and window
- Furnace room
- Two storage closets (once cedar lined)

EXTERIOR

- Stone exterior
- Front yard with private drive, attached garage, lawn, shrubs, perennials, trees and covered entryway
- Backyard with lawn, shrubs, perennials, mature trees, retaining wall, patio and views of Brule pond and humber marshes

UPDATES & FEATURES

- Basement bathroom updated (new sink and faucet and new tiles) (2019)
- Updated electrical (switches, grounding, receptacles) (2019)
- House painted (2019)
- New pipe and drain (from exterior to street) (2018)
- Backflow preventer installed (2013)

Inclusions: Inglis fridge with freezer, Kenmore built-in dishwasher, Panasonic microwave, Frigidaire built-in oven, Miami Carey exhaust, Frigidaire Gallery electric cooktop, electrical light fixtures, two marble pedestals one each side of fireplace and matching coffee table, garage door opener, forced-air gas furnace, central air conditioner, Bradford White hot water heater.

Exclusions: Single bed in study.

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