

For Sale

\$779,000

33 Beresford

MLS# W3060453

[www.33Beresford.com](http://www.33Beresford.com)



Direct: 416-806-4253 Office: 416-762-8255

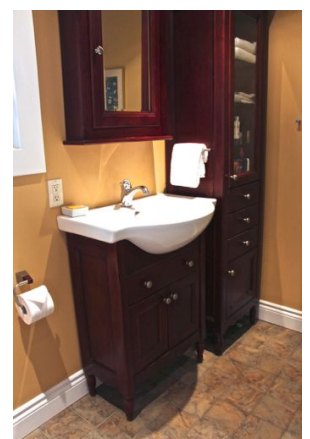
Detached

Lot size 24 ft x 92.5 ft  
Possession 60/ t.b.d.  
Taxes \$4,193.45 / 2014  
Bedrooms 3 + Den  
Bathrooms 1 X 4 second floor, 1 x 2 basement  
Electrical copper / 100 amp / breaker box  
Waterline copper 3/4"  
Heating forced air  
Cooling central air, A/C 2011  
Roof shingle (8 years old)  
Pre-sale home inspection by Carson Dunlop



This well taken care of detached home in one of Swansea's prime locations, Beresford Avenue, right at Rennie Park, is the perfect starter home. Move in, relax, or expand if you wish... Picturesque, pretty perennial garden, private backyard includes a garden shed, and a lovely area to entertain. Enjoy your elevated view from your oversized front porch overlooking the street.

Enjoy your short stroll to Bloor Street West shopping, Rennie Park tennis courts, swimming pool, community centre, and to the local library. Subway is 6 minutes on foot, downtown in 20 minutes and the airport is 15 minutes by car.



Call Eva Ballentine Realtor® for information, directly at 416-806-4253 or in the RLP office at 416-762-8255.

- 33 Beresford Avenue sits on a great elevated location, on a quiet street between classic and totally rebuilt Swansea homes, just a short stroll away to public and Catholic schools, TTC, Bloor West shops, tennis courts, winter skating, swimming pool, local library, community centre, and the Town Hall.
- Motorists are only minutes away from the Gardiner, Lakeshore, downtown and both airports.
- Oversized porch is perfect to hang out, enjoy your morning coffee, and overlook your street.
- At the entry of this home the glass storm door lets in plenty of extra light.
- Real hardwood floors (main floor installed in 2013) in the hallways, the living room, dining room and in the bedrooms.
- From the hallway you can walk in directly to your living room with picture window, and with cozy Franklin Wood Stove, or walk upstairs where you will find three bedrooms and the four-piece bathroom renovated in 2008 and outfitted with heated floor, and soaker tub.
- From the separate dining room you can access the modern, compact designer kitchen. Renovated in 2013 with AEG dual fuel oven, built-in fridge, and separate built in freezer, high-end Fisher&Paykel dishwasher, and extra-wide sink makes this kitchen highly functional.
- The recently re-insulated sunroom can be enjoyed as it is or expand.
- From the sunroom just a step out to your patio that is perfectly configured for summer entertaining and looks up to the wonderful, private garden. Great possibilities there.
- The second floor of the house also features hardwood floors, and two bedrooms have their own built in closet. You will find an extra large built-in closet in the master bedroom.
- The basement features a small workshop, a family room, a large two-piece bathroom, furnace room, as well as the laundry area, and lots of storage space.

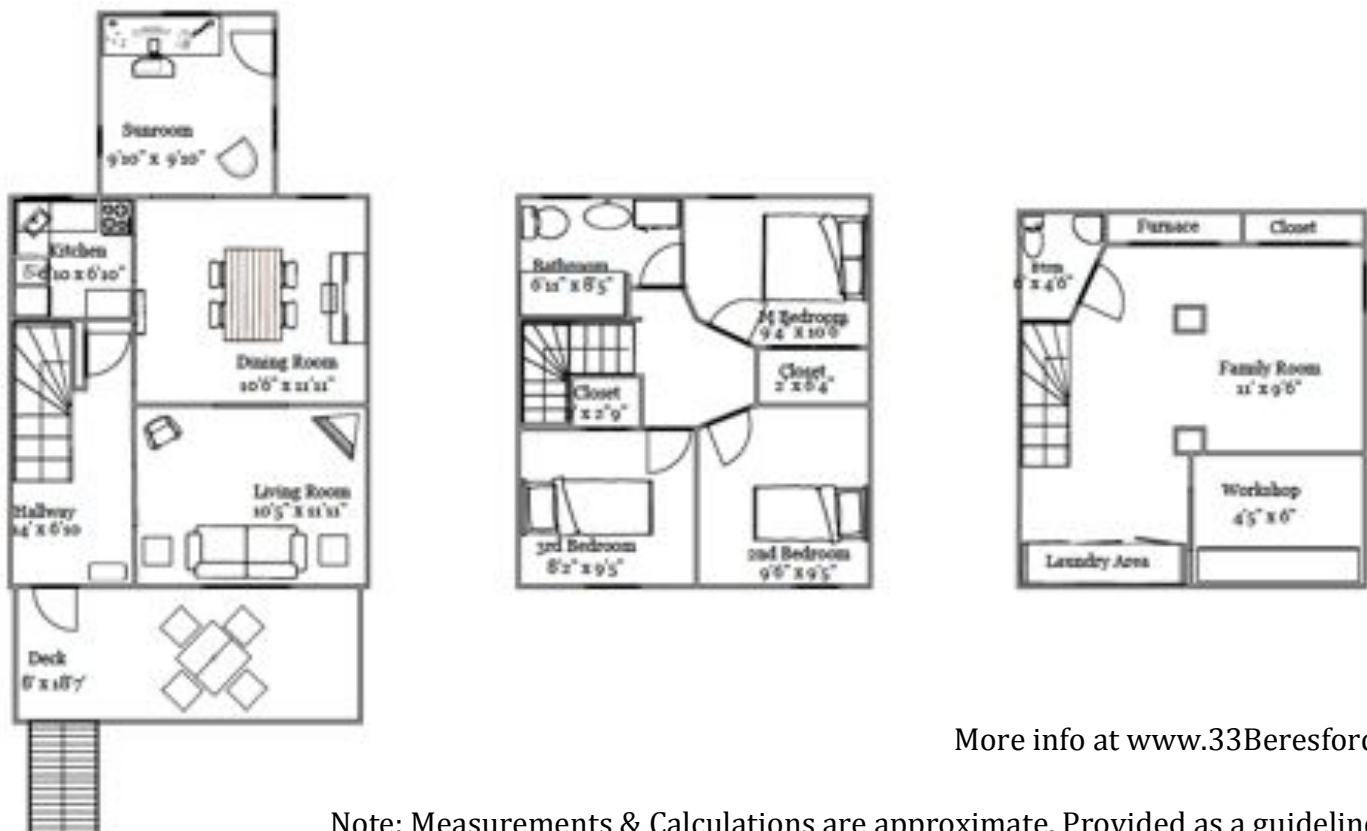
Inclusions:

Kitchen: AEG dual fuel stove, AEG fridge, AEG freezer, Fisher&Paykel dishwasher. Faber range hood;

Laundry: Viking washer, Viking dryer, Splendide 2000 washer-dryer

all electrical light fixtures, Nest Learning Thermostat and integrated Nest Protect smoke and CO detectors, furnace and its equipment, Franklin Wood Stove

Rental: water heater



More info at [www.33Beresford.com](http://www.33Beresford.com)

Note: Measurements & Calculations are approximate. Provided as a guideline only.