

For Sale

\$689,000

42 Rambert Crescent

MLS# W2312141

www.rambert.com

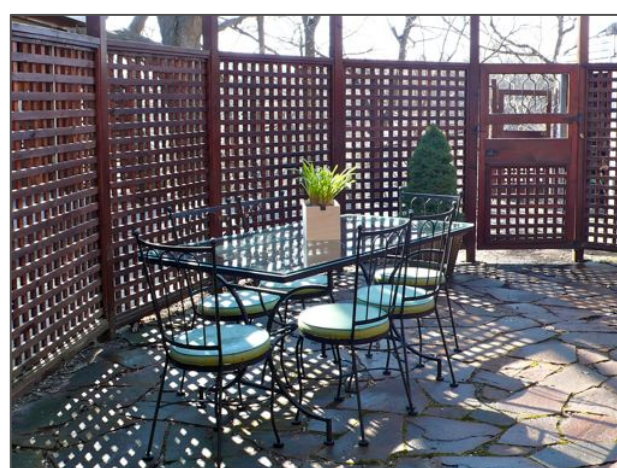


Direct: 416-806-4253 Office: 416-762-8255

Lot size 19.87 x 132.16 ft, L-shaped, ravine 38.6 x 30 ft  
Possession 60/90/t.b.d. days  
Taxes \$3,946.77 / 2011  
Bedrooms 3 + 1  
Bathrooms 1 X 4 second floor, 1 x 3 basement  
Electrical copper / 100 amp / circuit breaker box  
Waterline copper 3/4"  
Heating forced air  
Cooling central air  
Plumbing copper  
Roof shingle (approx. 8 years old)  
Garage 1 car



Terrific home of incredible value – rare semi-detached on one of Swansea's most desirable streets, Rambert Crescent. This unique property includes a secluded intimate backyard patio, ravine and garage parking. Enjoy your elevated view from your gourmet kitchen and dining room. Just move in and relax in this well taken care of home with extensive, all high-end updates and plenty of storage space.



**ROYAL LEPAGE**  
Real Estate Services Ltd., BROKERAGE

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

- 42 Rambert Crescent 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, the finest Bloor West shopping, tennis courts, winter skating, swimming pool, local library, community centre, and the Town Hall.
- Motorists are only minutes away from the Gardiner, Lakeshore, and both airports.
- Paver walkway installed a few years ago to reach the spacious and welcoming front porch that is refitted with a cedar strip ceiling.
- The entry door with its carved glass window detail has been restored to its original glory.
- Real hardwood floors have been installed in 2009 throughout the whole main floor, when the kitchen and dining room renovations took place.
- From the hallway you can walk upstairs or open your French doors into the living room or the gourmet kitchen.
- The sunny, west facing, open concept, cooks' dream kitchen is outfitted with high-end stainless steel appliances, a reverse osmosis water filter, and an island counter with a wide, marble countertop, perfect for breakfast, for quick bites or entertaining.
- The dining room is reconfigured and opened together with the kitchen to provide plenty of light through the west-facing panorama window. The custom built bench with storage makes this room more useful, and turns this part of the home into the centre of entertainment.
- You can step out to a small cedar deck and its stairs to step down to the cedar lattice fenced private flagstone patio. By walking through the West gate you can access your garage and your 38.6 x 30 ft ravine. The trees in the ravine were last maintained by karmatree inc. in 2011. Great possibilities there.
- Back in the house, the comfortable and cozy living room is the perfect place to sit back and relax.
- The second floor of the house also features hardwood floors, and each of the three bedrooms and the hallway has their own built in closet. You will find an extra large built in closet and a wide window in the master bedroom.
- The bright four piece bathroom upstairs has a heated floor and a custom built-in cupboard behind the door.
- The basement features a large bedroom with a his/her closet, a recreation room, a large three piece bathroom with glass shower wall, glass tiles and heated floor, furnace room, as well as an extra large laundry room with plenty of storage space.

Inclusions: Kitchen: GE stove 2012, GE fridge, Faber range hood, Miele dishwasher, reverse osmosis water filtration system all 2009; Dining Room: Custom built in bench 2009; Laundry: LG TROMM high-efficiency washer and dryer 2005

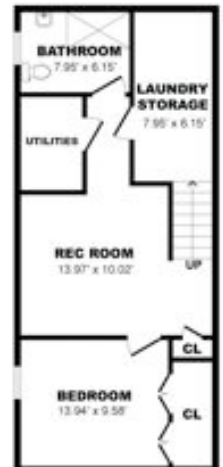
Exclusion: Cake lights and sconce lights in kitchen and second floor bathroom. Chandelier in kitchen.



MAIN LEVEL  
468sqft



UPPER LEVEL  
477sqft



LOWER LEVEL  
500sqft

More info at [www.42rambert.com](http://www.42rambert.com)