

# WELCOME TO 296 DURIE STREET



This residence is located just steps to **Bloor West Village**, Toronto's most popular west end community. Bloor West Village had been founded in 1909 by the instrumental efforts of Colonel William Smith Durie, who had owned the lands now known as Bloor West Village, and Eastern European immigrants, who had innovatively developed the area and its businesses.



Backyard

This neighborhood boasts some of Toronto's best shopping and dining destinations, the best schools in Toronto West, and quick travel times to the downtown core and the airport, via car or public transit.



Backyard Patio

**FOR SALE AT: \$729,900      TAXES: \$4,221.57 (2007)**  
**LOT SIZE: 25 x 150 FEET**

## SPECIAL FEATURES

- New "Thomasville" kitchen
- New cork flooring in kitchen
- Pot lighting in kitchen
- New appliances: fridge, stove, built in dishwasher, washer & dryer, & microwave
- 2 new baths
- Ceramic floor in foyer
- New argon casement and double hung windows
- New hi efficiency gas furnace (2007)
- Central Air
- Upgraded wiring on circuit breakers
- Upgraded plumbing
- New drywall in living & dining room
- Sliding glass door walkout from dining room to deck
- Elaborate deck, with grape hung pergola
- New brick 1 ½ garage
- New front porch
- New off white broadloom in basement



## EXCEEDING EXPECTATIONS

Daiva Dalinda, Broker  
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This fabulous home is an elegant, superbly renovated, 4-bedroom family residence, in a prime Bloor West Village location, only ½ a block north of Bloor! This home sits on a beautiful and spacious 150-foot lot.



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The numerous renovations throughout this home, together with its original rich oak details, provide an inviting ambiance.

