

FORTY-ONE STRATH AVENUE

Kingsway Area Elegance



This residence is conveniently located just steps from some of The Kingsway's best shopping and dining destinations. Also nearby are some of the best schools in Toronto West. The subway is just steps away too.



LOT SIZE: 40 x 123.58 FEET
PRICE: \$1,499,500

TAXES: \$8,704.73 (2005)
POSSESSION: 90 DAYS/TBA

FEATURES INCLUDE

- Newer kitchen
- New stainless steel appliances
- Granite counters
- Family room
- New thermal windows (except 4)
- New copper plumbing
- New 1" main from the street
- Upgraded 200 AMP service
- 3 1/2 baths
- Open concept loft with skylight
- New furnace (2005)
- New ductless Mitsubishi air conditioning (2005)
- New roof (2005)
- New eaves (2005)
- New hardwood in kitchen and family room (2006)

EXCEEDING EXPECTATIONS

Daiva Dalinda, Broker
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This home is a magnificent 2 1/2 storey Tudor residence that had been built by Home Smith in 1929. It boasts a fully excavated two-storey addition that had been built in 1995. The majority of the homes' renovations had also been completed at that time.

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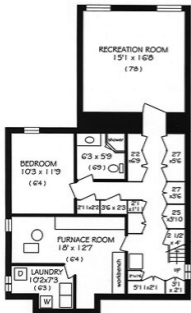


This gracious 3,160 square foot home would suit a family that needs access to the best schools, subway, and Kingsway shopping! An added bonus is the annual Strath street party!

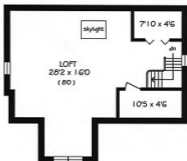


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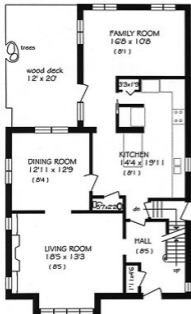
Floor Plan



BASEMENT FLOOR AREA = 1270 SQ FT



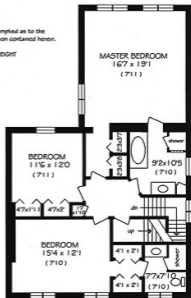
LOFT FLOOR AREA = 650 SQ FT



GROUND FLOOR AREA = 1270 SQ FT

No warranty is made or implied as to the accuracy of the information contained herein.

(84) = CEILING HEIGHT



SECOND FLOOR AREA = 1240 SQ FT