

WELCOME TO 50 ARDAGH STREET



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

FOR SALE AT: \$799,000

LOT SIZE: 19.83 x 105

TAXES: \$4,178.99 (2014)

SPECIAL FEATURES

Pot lighting throughout • White oak, wide plank, engineered hardwood floors • New staircases • New windows • New doors • New wiring • New plumbing • New drains • Waterproofed basement • Back flow preventer • Exposed brick wall • Designer, spa-like baths • Marcon kitchen, with Caesar stone counters, with breakfast bar • Stainless steel appliances: gas stove, fridge, built-in dishwasher, and built-in microwave • Broadloom in basement • Powder room on main • Laundry room on main • New cedar porch • New cedar deck, with gas hook up for barbecue • Professional landscaped, with interlocking patio, walkway, and parking pad • Insulated walls • New roof with spray foam insulation • New survey • Permits for all renovations • Front parking pad application in process with City • Lane access



EXCEEDING EXPECTATIONS

Daiva Dalinda, Broker

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Situated in prime Bloor West Village, 50 Ardagh Street is an absolutely stunning semi-detached residence that has been completely rebuilt for the discerning buyer, who appreciates quality workmanship and sophisticated styling. This home is situated along a lush, tree-lined street that is walking distance to the subway and the delight of the Village.



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This home features 9-foot ceilings and an open concept style on the main floor, with dramatic exposed brick walls. It also features a state of the art Marcon kitchen, with center island, Caesar stone counters and breakfast bar, and top-of-the-line stainless steel appliances. There are 3-bedrooms and 3 spa-like baths.

