

STRATH AVENUE



- Robert Home Smith, 1924

This residence is located in The Kingsway, one of Toronto's finest neighborhoods. The Kingsway had been founded and built in 1924 by Robert Home Smith, who had sought to create an English style garden community by committing his vision to the highest standards of integrity, design, and elegance. The Kingsway 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.



FOR SALE AT: \$2,099,000 LOT SIZE: 40 x 125 FEET

SPECIAL FEATURES

- Front foyer addition, with closet and 2pc ensuite
 - Living room fireplace
- 3/4 height oak panelling in dining room
- Main floor family room, with glass door walkout to patio
 - Main floor den, with French doors
- New kitchen, with granite counters and breakfast bar and marble floors
 - Wolf gas stove, stainless steel Kitchenaid dishwasher and fridge
 - Washer and dryer
- Master, with walk-in closet and 5pc ensuite, plus Juliette balcony
 - New main bath, with heated marble floors and designer vanity
 - New hardwood floors on 3rd floor
 - Renovated 3pc bath on 3rd floor
- New broadloom on stairs and recreation room
 - Window shutters
 - Ductless air conditioning
 - Underground sprinklers in front
 - New brick pathway in front
- Renovated double car garage, with new door and auto opener and remote
 - Newly painted interior and exterior stucco



EXCEEDING EXPECTATIONS

Daiva Dalinda, Broker
Royal LePage Real Estate Services Ltd., Brokerage
W: 416 236 1871 C: 416 919 1738
ddalinda@Dalinda.net



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Coveted east Kingsway location! Enchanting curb appeal!

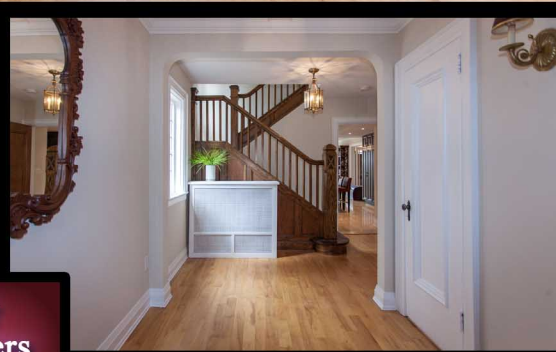
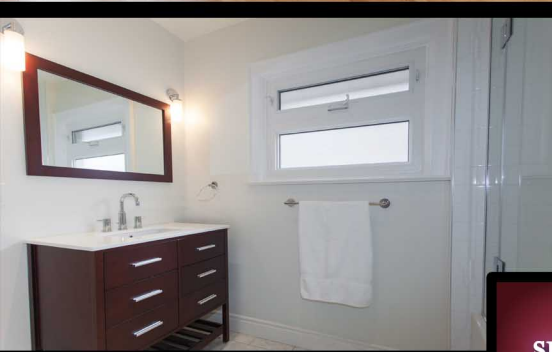
This home is a sophisticated 2 ½-storey, 4-bedroom Tudor residence in the heart of The Kingsway, just steps to Lambton Kingsway School.



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This home has been renovated with a two-storey addition creating a main floor family room, plus a den, on the main floor and a beautiful master suite, with walk-in closet and 5 piece ensuite on second floor. The stunning new kitchen features granite counters. The new designer main bath offers heated floors. The spacious third floor bedroom features a newly renovated ensuite. There is a renovated double car garage.

