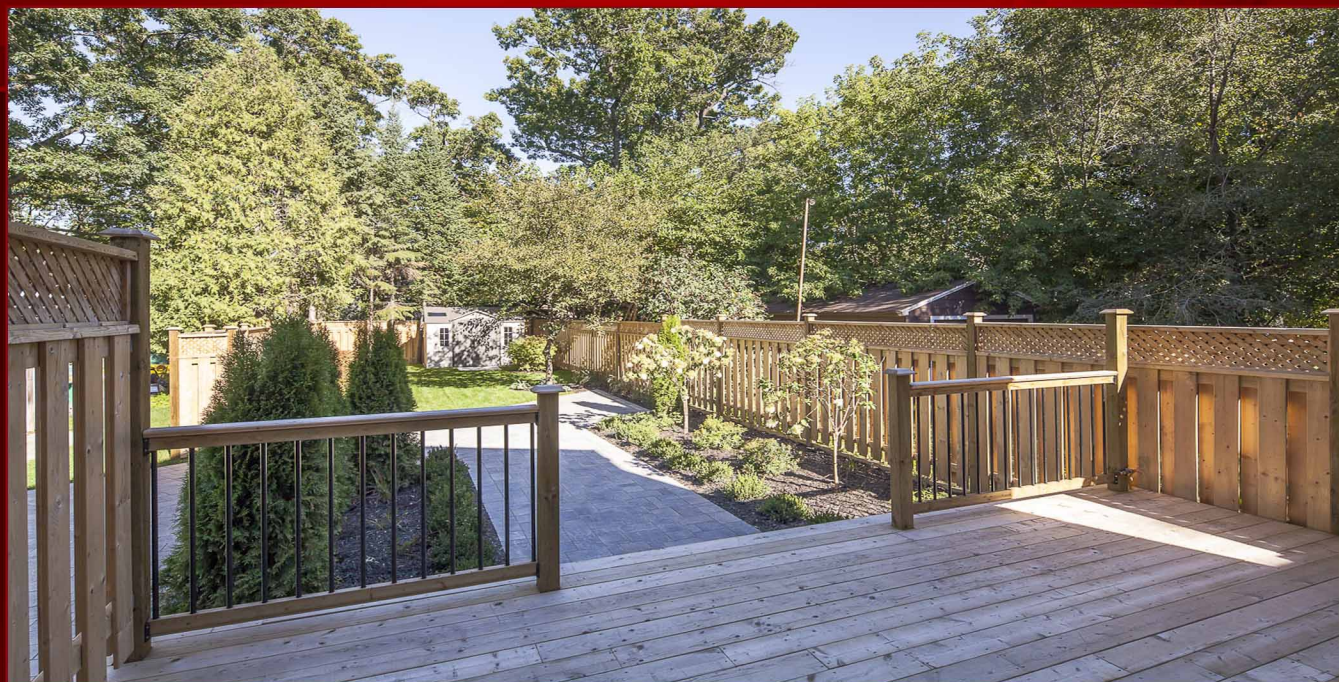


# WELCOME TO 269 BERESFORD AVENUE



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: \$1,498,000 LOT SIZE: 23.90 x 159.50 TAXES: \$5,999.92 (2012)



## 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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# WELCOME TO 269 BERESFORD AVENUE



Situated in prime Bloor West Village, 269 Beresford Avenue is a spectacular 3,660 square foot, 4-bedroom, 4-bath luxury residence that has been completely rebuilt for the discerning buyer, who appreciates quality workmanship and sophisticated styling. This home is sited along a lush, tree-lined street that is just steps to the park, subway, and the delight of the village.



## EXCEEDING EXPECTATIONS

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This home features a state of the art 'Marcon' kitchen, with center island and Caesar stone counter, and top-of-the-line Kitchenaid stainless steel appliances, all overlooking the main floor family room. The family room features gas Linear fireplace, built-in bookcases, and double glass door walkout to a large deck overlooking professionally landscaped gardens.





# SPECIAL FEATURES

# 269 BERESFORD AVENUE

## SPECIAL FEATURES

*The dramatic master bedroom has vaulted ceilings, Juliette balcony, and a fireplace. There is a 5-piece master ensuite, with heated floors and 2 walk-in closets, equipped with organizers.*

*This home also features a full staircase to a 3rd floor loft and fully finished basement, with rec room and media room.*

- New roof, with 30-year shingle guarantee
- Limestone front verandah floor + stairs
  - New asphalt driveway
- New interlocking brick walkways
- New cedar fencing in backyard
  - 8x10 garden shed
  - 18 ½' x 12' cedar deck
- Thermal vinyl casement windows and sliding doors
  - 2 Velux skylights
  - Velux sono tunnel light
- New drains and plumbing throughout
  - New 1" copper water service
  - Jet air tub
  - All Toto toilets
- High Efficiency gas furnace, with heat recovery ventilator
  - High efficiency central air
- Supplementary dedicated heat pump for 3rd floor
  - 52" Linear gas fireplace
- Two 58" Linear electrical fireplaces, with remotes
  - 200 amp service
  - 90 pot lights
- Designer light fixtures throughout
  - Heated floor in master ensuite
- Roughed in voice/ data network on all 3 floors
- Pre wired for up to 4 telephone lines, 2 Rogers connections
- Roughed in Family room, with 5.1 surround sound and speaker housing
- Second floor laundry, with "extra quiet" Whirlpool washer + dryer
- ¾" new red oak hardwood floors on all 3 levels finished on site
  - New stairs, with wrought iron pickets
  - Waterproofed basement
- Marble tiles in front and side vestibules
- Marcon kitchen with center island, breakfast bar, pantry and built in desk
  - Caesar Stone counters
- Kitchenaid Stainless Steel : 3 door refrigerator, 6 burner gas cooktop, wall oven, convection microwave, dishwasher
  - Exhaust fan (600CFM)
  - Danby wine fridge
- Central vac with kitchen floor sweep port and attachments
  - Alarm system



Daiva Dalinda, Broker, and Luke Dalinda, Sales Representative  
Royal LePage Real Estate Services Ltd., Brokerage  
416 236 1871 ddalinda@Dalinda.net



# FLOOR PLAN

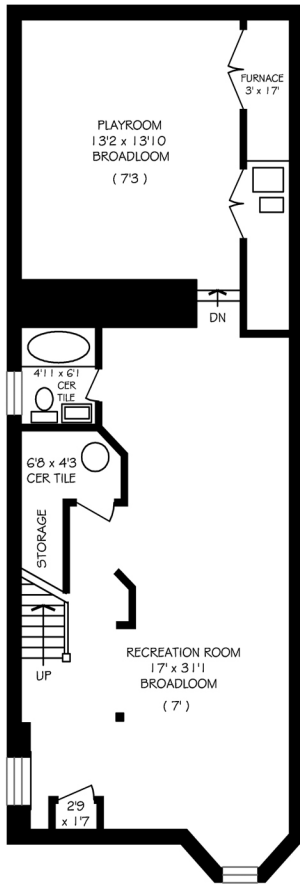
# 269 BERESFORD AVENUE

Total above ground floor area is 2590 sq ft

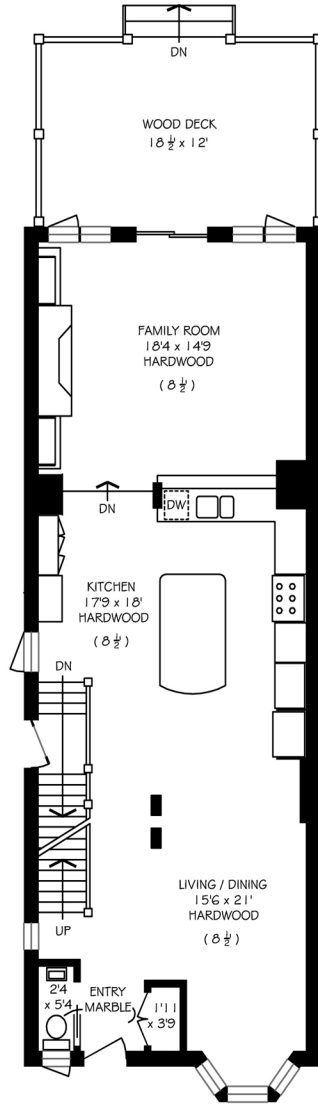


No warranty is made or implied as to the accuracy of the information contained herein.

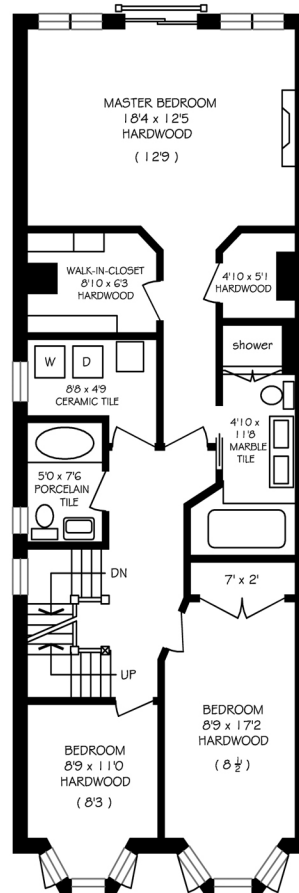
(8 1/2') refers to ceiling height



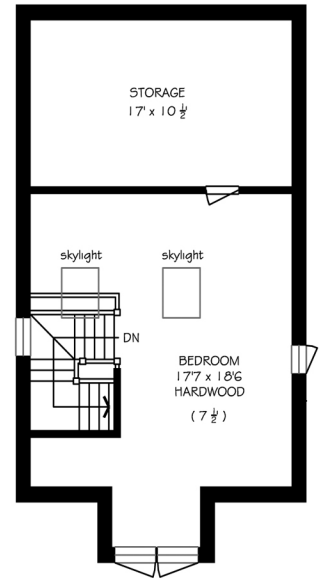
BASEMENT FLOOR = 1080 SQ FT



GROUND FLOOR = 1080 SQ FT



SECOND FLOOR = 1080 SQ FT



THIRD FLOOR = 420 SQ FT (liveable)



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