

# 521 Durie Street

Lot Size: 25x105 Feet  
Possession: 60 Days/TBA  
Taxes: \$4,766/2013  
Bedrooms: 3  
Bathrooms: 1x3, 1x2

Electrical: 100amp/Breakers  
Heating: Oil/Forced Air  
Plumbing: Copper & Steel  
Roof: Shingles  
Parking: 1 Space

Welcome to 521 Durie Street

Classic Bloor West Village! With large principal rooms and many of its original details still intact, this family home awaits your personal touches

- Inviting front foyer features a rich oak staircase along with hardwood floors & wainscoting. The living room boasts French doors, leaded glass, and a decorative fireplace. Just off the living room is a formal dining room with a plate rail, oak trim and hardwood floors. Rounding out the main floor is a galley kitchen with a double sink, pot lights, and a convenient mudroom, ideal for storage.
- Second floor features 3 ample sized bedrooms, all with hardwood floors and closet space. Rounding out, the second floor is a 3-piece bathroom and a hallway closet.
- Lower level consists of a large rec room, separate laundry area and a 2-piece bathroom
- Backyard features a one car garage and secluded garden area
- Only a 10min walk from all the shops and restaurants that Bloor West Village offers. Numerous parkettes within walking distance along with Annette community recreation centre with its swimming pool, weight room and plenty of programs for young and old. The subway is within walking distance and access to highway is nearby.
- Nearby schools include; Runnymede Jr & Sr PS, Humberside CI, Western Tech, James Culnan Catholic School, St Cecilia, Bishop Marrocco

**Updates:** Roof re-shingled (2010)

**Inclusions:** 1 refrigerator, 1 stove, 1 freezer (as is), washer & dryer, all electrical light fixtures.