



873 WINDERMERE AVENUE

873WindermereAve.com



Big, Bright & Beautiful in Upper Bloor West Village

3+1 BEDROOMS
3.5 BATHROOMS



With an incredible layout designed for peak functionality and optimal living, this turnkey, move-in-ready home will make it to the top of your list. Professionally renovated 6 years ago from a bungalow to a two-storey family home, there will be little to no maintenance over the coming years. Working from home will finally become a breeze, with multiple home office options plus tech savvy components and hard wired Ethernet with CAT 6/7 conduits - both inside and out!

Even the garden and amazing backyard have been planned for minimal upkeep and maximum payoff.

YOU'LL BE HOOKED AT FIRST GLANCE.

As you step inside, it will be impossible to resist the extra-wide layout and stylish open-concept main floor that's absolutely flooded with daylight from massive windows throughout. The front entry features a custom built-in closet with storage galore and a bench, perfect for suiting up on those blustery winter mornings. Offering a perfect use of space with a built-in desk or craft, a family size living room and dining room open to the gorgeous chef's kitchen, all with direct access to the yard. The entire main floor has beautiful, rich and vibrant hardwood flooring and crown moulding throughout. The back of the house is virtually almost all glass with large east-facing windows and patio doors opening onto the phenomenal backyard.

A KITCHEN FOR COOKING, LIVING & ENTERTAINING

Featuring an oversized island, this hangout spot is equally ideal for your quiet weekday morning coffee or your rambunctious weekend martini nights with friends. It's all in the details with a reclaimed wood bar, statement island lights, a wine fridge and state-of-the-art appliances, including a Wolf gas range, round out the amenities in this fabulous kitchen. Large patio doors open to a newly constructed undercover deck with a built-in, brand new, top-of-the-line hot tub (you're welcome!). Enjoy this amenity year-round as the deck also features a roof to protect you from the elements.

Upstairs features two large bedrooms with oversized windows and plenty of space and storage in each. The impressive primary bedroom is large enough to comfortably fit a king-sized bed, has a generous walk-in closet and a stunning extra-large window overlooking the peaceful backyard. With a beautiful ensuite bathroom, oversized rain shower, double vanity and heated floors, this entire bedroom is a peaceful getaway from the hustle and bustle of a busy household.

A MOVIE ROOM WORTHY OF TIFF

Head downstairs and discover a pretty sweet entertainment set up! Fully renovated 2 years ago, this tech-savvy basement has been wired with Ethernet and optimal surround sound for this incredible movie room! This brand new basement also has high ceilings, large windows and heated floors (yes, heated floors!) The lower level also has a large 4th bedroom, the ideal teenager room with plenty of privacy, or a great home office. With two large windows and a large closet, this room is bright, spacious and has plenty of storage.

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THE DETAILS

Possession Date: July 2, 2022

Property Taxes: \$7,161.07 / 2021

Lot Size: 30 feet x 100 feet

Interior Size: 1,702 sq ft + 855 sq ft below grade

Neighbourhood: Bloor West Village

Year Built: 1940

Type: Detached

Style: 2-Storey

Basement: Finished with separate entrance



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