



617 BERESFORD AVENUE

617BeresfordAve.com



A Rare and Captivating Home with Endless Appeal

3+1 BEDROOMS
5 BATHROOMS



A beautiful near new home in Upper Bloor West Village presents a rare offering that seamlessly combines all the conveniences of modern living with all the benefits of an established neighbourhood. It's gorgeous, turn-key and flooded with sunlight, storage, design, and quality, boasting 3+1 bedrooms, 5 bathrooms and covering an impressive 2,900 square feet (including lower level).

This elegant home embodies easy living while providing beautiful formal areas such as the dining room, which is thoughtfully separated from the rest of the main floor. Family life and socializing is at the centre of the main floor design with a large living room located off the kitchen with direct views of the impressive backyard.

A FUSION OF ENTERTAINMENT AND FAMILY LIFE

A massive Chef's kitchen steals the show on the main floor, featuring high end appliances including a 36-inch Wolf Range, and an oversized island with plenty of room for seating and entertaining. Accented by gorgeous pendant lights and decorated in subtle neutral tones, this kitchen is straight out of a design magazine.

AN ABUNDANCE OF SPACE AND SERENITY

The second-floor features two very large bedrooms, each with floor to ceiling windows, large closets and their own bathrooms. The second floor is also home to a family room, ideal for a children's play area, a home office or private space for teenagers after school.

A THIRD FLOOR HAVEN OF TIMELESS ELEGANCE

This primary suite is private, bright and absolutely stunning. This king-sized bedroom features a sunny walk-out to a private balcony plus an extravagant walk-in his and hers closet with incredible amounts of storage. The indulgent spa bathroom features a separate soaker tub. An exceptionally large, west facing picture window displays the gorgeous green tree canopy like a master painting.

A SPACIOUS BASEMENT WITH VERSATILE OPTIONS

With its 8.5-foot ceilings, expansive rooms, abundant storage options, and direct walkout to the backyard, this lower level is truly a game-changer. Here you will also find a galley kitchen and a large walkout to the backyard. On the opposite side of this basement, you will find a spacious bedroom, laundry room and storage space. With full amenities this lower level provides the ideal setting for accommodating long term guests and a live-in nanny.

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THE DETAILS

Possession Date: 60 Days

Property Taxes: \$9,946.63 / 2022

Neighbourhood: Runnymede – Bloor West Village

Year Built: 2017

Size: 2,150 sq ft + 765 below grade

Lot Size: 19 x 145.21 feet

Type: Semi-detached

Style: 3-Storey

Basement: Finished with large walk-out

Parking: Detached 1.5 car garage, parking for 2 cars



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