



454 RUNNYMEDE ROAD

454RunnymedeRd.com



GO BIG OR GO HOME!

- 5 BEDROOMS
- 4 BATHROOMS
- EASY STREET PARKING



TOP 5 REASONS TO LOVE 454 RUNNYMEDE RD:

- 1. Turn Key with Room to Roam:** Step into this elegant, fully renovated stately home and experience true comfort. With 2.5 floors of generous square footage, five bedrooms, four bathrooms and a huge entryway — there's plenty of room for everyone to spread out and live their best life. This versatile home effortlessly accommodates both social gatherings and moments of relaxation, seamlessly adapting to your needs.
- 2. Location, Location, Location:** Don't miss out on this opportunity to claim your piece of Bloor West Village bliss! Situated in one of the most desirable west end pockets, you're close to top-rated schools, fantastic shopping options, and just a stone's throw away from convenient TTC transit access. Embrace the city lifestyle with everything you need right at your fingertips.
- 3. Parking Perks Without the Price Tag:** Say goodbye to the parking hassles & hello to a huge home! With so many parking spots available on this section of Runnymede, this is what we call easy street parking — that's almost exclusively used by residents. Located just the right distance from bustling amenities, you can enjoy convenience without the chaos.
- 4. Sunshine Central:** Let the sunshine in! With its ideal east-west exposure, natural light floods every corner of this home, creating a warm and inviting ambiance throughout the day. Say hello to brighter mornings and cozier evenings in your sunlit haven.
- 5. Flexibility Galore:** Need space to work, play, or unwind? This home has it all. Explore the possibilities with a finished basement that's perfect for a recreation room, plus second floor family room, discover multiple office spaces where you can set up shop and stay productive.



This place is all about adapting to your lifestyle — because who says you can't have it all?

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THE DETAILS

Possession Date: TBD

Neighbourhood: Bloor West Village

Year Built: 1912

Size: 1,686 square feet + 522 square foot basement

Lot Size: 25 x 70 feet

Property Taxes: \$6,569.46 (2023)

Type: Detached

Style: 2.5-Storey

Basement: Unfinished with separate entrance

Parking: Very easy street parking



Visit us @ [getnested.ca](https://www.getnested.ca)



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SAGE

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