

YOU'RE INVITED

to our open houses

Saturday **June 7** from **2-4 pm**

Sunday **June 8** from **2-4 pm**



A DETACHED DELIGHT WHERE CHARM MEETS EVERY CHECK MARK

476DurieSt.com



KATHY ESSERY & PAVLENA BROWN

Managing Partners at Nested Real Estate
Sales Representatives

Call **416.909.1602** | E-mail **hello@getnested.ca**

getnested.ca

SAGE

Sage Real Estate Ltd., Brokerage
639 Annette Street

Toronto, Ontario M6S 2C5

Not intended to solicit buyers or sellers currently under
contract with another brokerage.

476 DURIE STREET IN BLOOR WEST VILLAGE

3 BEDROOMS | 4 BATHROOMS | DETACHED GARAGE

- A charming, character-filled detached home in the heart of Bloor West Village—where original details meet smart renovations in all the right places.
- Three-car parking (yes, three!) with mutual drive, oversized garage, large backyard parking pad and bonus laneway access.
- A bright enclosed front sunroom that doubles as the ultimate mudroom—because who doesn't love a little extra buffer between real life and real mess?
- Main floor layout blends traditional charm with modern flow: original wood trim, stained-glass windows, and a fireplace mantle that nails cozy elegance.
- Renovated kitchen with central island and open-concept dining—ideal for everything from weeknight chaos to weekend dinner parties.
- Three bright upstairs bedrooms, including a king-sized primary suite with wall-to-wall closets, ensuite bath, and peaceful backyard views.
- Updated mechanics where it counts: roof, windows, electrical, plumbing, and all the essentials are already done, giving you peace of mind and future project potential.
- A finished basement adds even more living space - perfect as a rec room, guest suite, or a secret escape for grownups and teenagers alike.
- Prime BWV location just steps from the subway, top-rated Runnymede PS, and all the charming shops, cafés, and green spaces that make this neighbourhood a west end favourite.

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