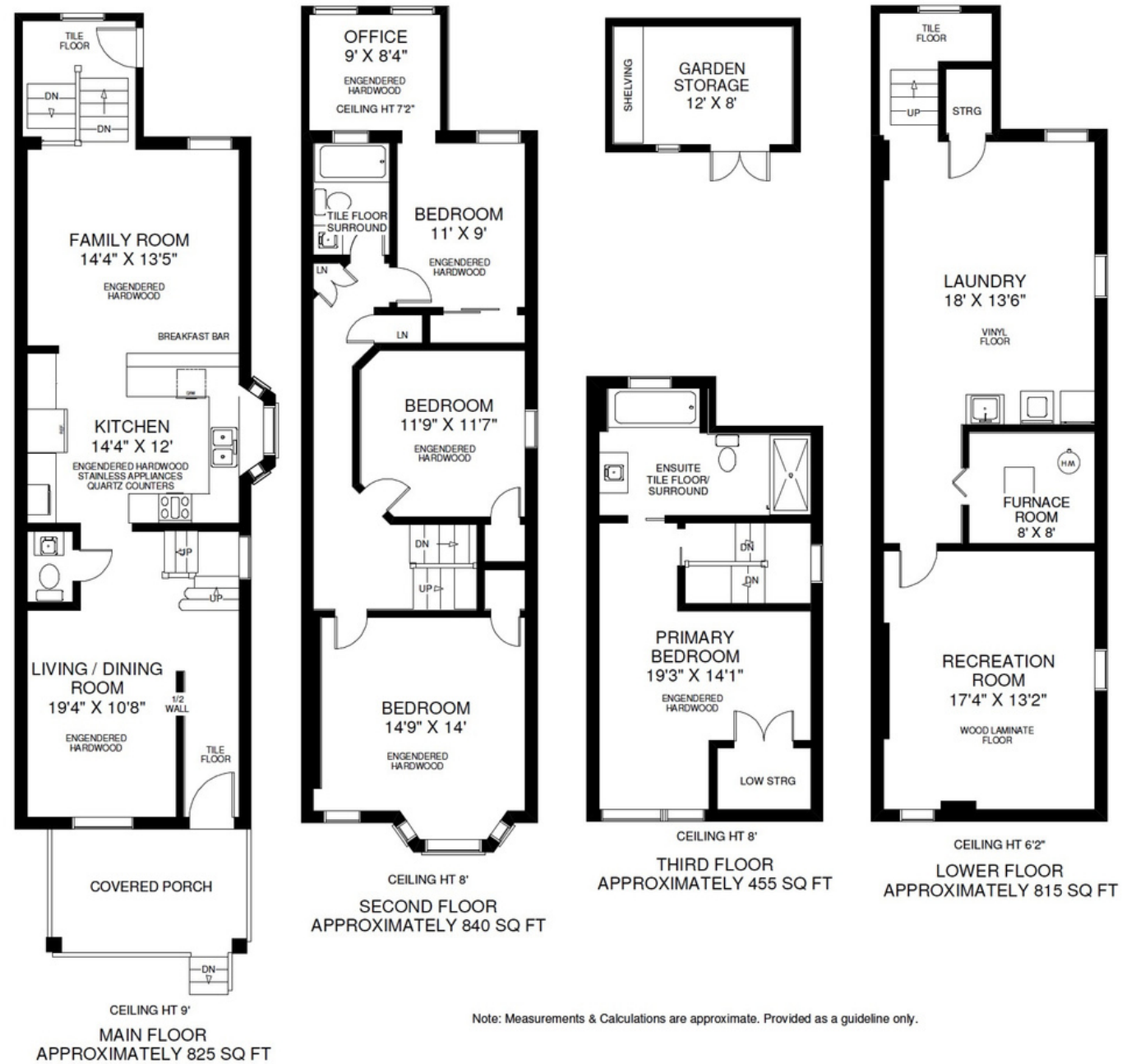


## 21 KENNETH AVENUE



*Beautifully and thoughtfully renovated home*



**THE JULIE KINNEAR TEAM**  
REALTORS

**The Julie Kinnear**  
Team

Guiding you home™



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Walkthrough video, neighbourhood, schools,  
transit, shopping and more, visit us at:



# 21 KENNETH AVE.

## THE HOME

**Almost all of the structural details have been taken care of so you can sit back and enjoy the fact that somebody else has done the reno, and done it well! This beauty has four-bedrooms and three baths, including a main-floor powder room and a family room.**

Welcoming covered front porch. Wide-plank, engineered oak floors throughout all three floors. Not too light and not too dark. Formal Dining room or living room in the front. Room for family gatherings and extra leaves added to the table. The staircase is the original design, but rebuilt entirely, all the way to the third floor. Powder-room with on-trend Spanish tiling. Spacious kitchen with quartz counters and breakfast bar. The kitchen was designed for serious cooks and entertainers. There is enough room for everyone as they all end up in the kitchen anyway!

A spacious, king-sized bedroom that would have been the primary bedroom, it has a bay window and space enough for your large furniture pieces. The middle-bedroom is rather large and the third-bedroom, also spacious, has a tandem-room currently used as an office. It overlooks the garden and is an ideal place for two young children, a playroom or a teen's space. Three spacious bedrooms on one floor! Add the two linen closets and a 4-piece bath and your wish list is complete.

The primary retreat! Away from it all, it's on the 3rd floor and the Seller calls a "sanctuary." Up the beautiful staircase, close the space-saving pocket door and you're away from it all. The king-sized room also has a decadent bathroom with heated floors.

Ample space for storage and a workroom, for the handy or creative or both. A rec room, perfect for more casual entertaining or for your children to get away from you!

Large front yard to show-off your gardening talents. Big backyard with Pergola and hardscaping so, very low-maintenance. Great for entertaining. Natural gas BBQ hook up. Large shed (12 x 8 ft) for storage.

Anybody would be fortunate to be in this little pocket in the west end of Toronto, known as the West Bend. There is an incredible sense of community in the area and it's a very kid-friendly street.

**See Website for more details & expenses.**

