

## 570 Runnymede Road

### ***Gorgeous & Spacious Detached Nestled Between Bloor West Village & The Junction.***

A lasting impression inside and out! **This fabulous 2 storey, 3 bedroom, 3 bathroom home mixes modern amenities with old world charm, and is ready for a new family! Solid mechanicals - house was extensively renovated in the 1990's.** Check out the ideal oversized open concept main floor with rare main floor powder room and additional "great room", with space for a piano.

**The extra-deep almost 150 foot lot** provides privacy and plenty of outdoor space that we all crave these days.

### **Julie's Top Reasons You Will Love This house!**

- ✓ **Walk everywhere - so many amenities at your doorstep**
- ✓ **Pretty exterior façade and landscaping boasts great curb appeal. Elevated from the road for extra privacy & quiet.**
- ✓ **Keep an eye on the kids in the super spacious open concept main floor**
- ✓ **Rare main floor powder room**
- ✓ **Renovated kitchen with den/sitting area**
- ✓ **Entertain on the 200 sf party deck, play basketball or garden to your hearts content!**
- ✓ **3 bedrooms**
- ✓ **2.5 baths**
- ✓ **Separate side entrance to professionally finished basement. Could have extra bedroom / nanny suite**
- ✓ **Detached garage via lane and up to 3 car parking, which is big bonus in the area**

**This quiet family friendly neighbourhood is just priceless** where neighbours really look out for one another. **Walk to Runnymede station, the best restaurants and shops of The Junction & Bloor West Village, plus the cute Annette Street independent shops. Good school district!**

### **Incredible Open Concept Main Floor Plan**

- Double door entry for safety and insulation.
- Tiled front entry for easy cleanup. **Double coat closet. Very quiet inside.**

- Entertain and enjoy plenty of space for your family in the **open living/dining room** with **beautiful hardwood floors**. Tons of space to accommodate large sectionals and plus a piano.
- **Convenient 2 piece powder room.**
- **Family sized updated kitchen includes: Stainless steel appliances with exposed brick backsplash.**
- **The main floor den/breakfast room overlooking the kitchen is flooded with natural light from the skylight.**
- Walk-out to the large (200sf) west facing **back deck** and take in a deep breath and enjoy the serenity of the **extra deep fully fenced in yard**. Plenty of afternoon light. Very private, with no neighbours to the south.
- Whether you like to gardening, barbecuing or kicking the ball around with the kids, or need space for a basketball net, **having this extension of living space is a true bonus these days.**
- **Garage off laneway** for parking car plus plenty of storage for bikes and gardening gear. There is also a mutual drive along the south side that the owners have used as a **private drive for parking for up to 3 more cars** for the past 18 years. Extremely rare in this neighbourhood. Convenient for family or friends visiting or staying over.

### **3 Large Bedrooms on the Second Floor**

- **King-sized master bedroom** facing the front yard includes a walk-in closet.
- **Large 2<sup>nd</sup> bedroom** overlooking the backyard has a **double closet with sliding doors.**
- **The 3<sup>rd</sup> bedroom** identical in size as the 2<sup>nd</sup> bedroom offers another **walk-in closet!**
- Renovated 3 piece family bathroom with shower stall.
- **Charming trim and hardwood floors throughout** with a linen closet in the hallway.

### **Professionally Finished Lower Level with Separate Side Entrance**

- **Expansive recreation room** offers plenty of space for the family to watch movies plus space separate play room or office area. Could convert to nanny suite or ideal for older kids bedroom/retreat.
- **Pine floors and a wall of closets.**
- **4 piece renovated bath** is super convenient for a growing family.
- **Laundry area** with sink.
- **Under-stair storage** perfect for storing your luggage.
- **Furnace/large storage room** with built-in shelving for storing your holiday decor.

### ***West End Neighbourhoods of the Junction & Bloor West Village***

## **= Location! Location! Location!**

**This is a family-friendly tree-lined street** with numerous amazing neighbours and many children. It creates a warm community feel!

**Located in a beautiful pocket of homes** south of St. John's Road and north of Annette, ever so convenient.

**Walking is the way to go here...to visit friends, for shops, schools, parks, TTC, cafes & restaurants!**

- **The Dundas West strip of the Junction** is loaded with independently owned shops, funky cafes and restaurants (many with outdoor patios)! So many of the local faves have really adapted to these new times, and are offering all kinds of delicious take-out. **Coast**, at Dundas and St Johns, and **Indilicious**, at Dundas & Runnymede to name but a few. You'll be looked after well when shopping at **The Sweet Potato** and be thankful for the low prices of **No Frills**. Check out the **popular weekly farmer's market that runs from May to October**. Find convenient **big box stores up on St Clair**.
- **Also nearby to 570 Runnymede is an LCBO, a Shoppers Drug Mart, a FreshCo and Caldense Bakery.**
- **Bloor West Village** features many specialty shops, fruit markets, European delis/bakeries and delicious restaurants.
- **Annette Street, especially around Runnymede and also around Jane** has many independent cafes, restaurants doing take-out and quite a few specialty shops and grocers.

**Lush Parks & green space nearby** - including neighbourhood parks like Maher, Beresford Dog Park, & Ravina Gardens. The **Humber River paths & Magwood Park, High Park & Grenadier Pond** are both a 5-10 minute bike ride away. Easy access to Lake Ontario & **The Martin Goodman Trail**.

**Popular school district!** Humbercrest P.S. with French Immersion, King George Jr. P.S., St Cecilia Catholic School and Runnymede Collegiate or Wester Tech. High Park alternative and many Catholic, French & specialty schools all in the 'hood.

Commuting to and from downtown could not be easier. **Walk to Runnymede Station to get across the city on the Bloor-Danforth** line, which connects passengers to Dundas subway station (home of the **GO train** and **UP Express** to Pearson). There are also convenient bus lines along Dundas Street West, Annette & Runnymede.

**Motorists can be downtown or the Airport in short order.** Only minutes away from the **Gardiner Expressway, QEW, 427 and the 401!**

## **Upgrades & Improvements**

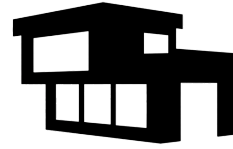
- 2019** ~ Replaced roof on garage  
~ Front steps redone
- 2018** ~ Entire house repainted including exterior and interior
- 2013** ~ Replaced roof on house
- 2004** ~ Replaced furnace

<p><b>Approximate Annual Expenses</b>  <b>Taxes:</b>\$4532.40  <b>Hydro:</b> \$1440.00  <b>Heat/Gas:</b> \$2016.00  <b>Water &amp; Waste:</b> \$1432.00  <b>Insurance:</b> \$1464.00</p>	<p><b>Bedrooms:</b> 3  <b>Baths:</b> 3  1x2 Piece – Main Floor  1x3 Piece – Second Floor  1x4 Piece – Lower Level</p>
<p><b>Approx Sq Ft.</b> 1950 square feet (includes lower level)</p>	<p><b>Possession:</b> 60 Days/TBA</p>
<p><b>Lot size:</b> 29.56 x 149.00 Feet</p>	<p><b>Parking:</b> Detached 1 car garage via lane plus mutual drive that the owners use as a private drive for parking for up to 3 more cars. Extremely rare in this neighbourhood. Convenient for family or friends visiting or staying over. See 1995 survey.</p>
<p><b>Inclusions:</b> Stainless steel fridge, stove &amp; dishwasher; washer, dryer, electric light fixtures and window coverings.</p> <p><b>Exclusions:</b> Microwave</p> <p><b>Rentals:</b> Hot water tank</p>	

**Laneway Housing Advisors**

**#1801-1 Yonge Street**

**Toronto, ON M5E 1W7**



September 16, 2020

This letter will confirm that the property located at 570 Runnymede Road in Toronto qualifies for a laneway house build in the rear portion of the lot, under Toronto's new "Changing Lanes" program.

**I visited the property on September 16, 2020** and confirmed siting, fire access and other appropriate qualifications to confirm its eligibility.

The maximum size of a permitted build appears to be approximately 1640 square feet (over two floors - main and upper), with the ability to include an optional car garage on the lower floor, with vehicle entry off the laneway. Protection of at least one mature tree on the property may reduce the allowable build slightly, but it's possible that other design and engineering mitigation measures would make this unnecessary.

A basement is also possible, but in most cases the floor plate of the basement will be significantly smaller than the ground floor and upper floors, the space cannot contain bedrooms or a bathroom or a kitchen, and the cost of construction will be significant.

The relatively new (2018) Changing Lanes program from the City of Toronto allows qualifying property owners to construct a laneway house "as of right" on their property, with simple building permit application and no political approval or committee of adjustment approval required. No variances are required and no appeals or "neighbour vetoes" are permitted. The city also waives development cost charges.

Should you have any questions about 570 Runnymede Road in particular, or the Changing Lanes program in general, please feel free to contact me any time, or visit our website.

Martin Steele

**Laneway Housing Advisors - [www.lanewayhousingadvisors.com](http://www.lanewayhousingadvisors.com)**

**#1801-1 Yonge Street - Toronto, ON M5E 1W7**

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