



42 Larkin Avenue

Lot Size	50' x 89.33'	Heating	Forced Air, Gas
Possession	30 Days	Cooling	Air Conditioner
Square Footage	3,235 s.f. Total	Plumbing	Copper
Taxes	\$9,870.99 (2024)	Electrical	100 AMP
Bedrooms	3 Bedrooms + 1 Den	Roof	Asphalt Shingles
Bathrooms	2 Full	Driveway	Rear Laneway
Year Built	1931	Garage	Detached
Fireplace	1 Wood Burning	Parking	4

Welcome to 42 Larkin Avenue.

A superb Swansea stone and brick centre hall in a treed enclave of beautiful family homes! Boasting an extra-wide 50' frontage, private drive and irresistible curb appeal, this splendid three bedroom showcases a classic layout, generous principal rooms and an abundance of fine original character in excellent condition.

The main level features a welcoming foyer, an elegant and exceptionally spacious living room with a wood-burning stone fireplace, french doors, hardwood floors, wraparound bay window; a formal dinner-party dining room with high wainscoting, hardwood floors, stained glass windows & sconce lighting; a bright galley kitchen with a sun-filled adjoining breakfast room and a mudroom with a walkout to the back garden. The large upper level offers hardwood floors, three generous bedrooms, a separate office/den with surround windows, a family bath and linen closet. The lower level has a large recreation room, a 3-piece bath, laundry room, ample storage & separate entry. The fenced, private backyard, has lane access and a detached garage. Please refer to the laneway house report on babiakteam.com about applying to potentially increase the size of an allowable 800 square foot laneway house to one over 1,700 square feet.

Enjoy this wonderful location - just steps to the beautiful Humber River parklands and trails, subway and Bloor West Village shops and dining. Walk to Rennie Park, Swansea Community Centre and High Park. Top-tier school catchment area! Convenient to downtown and Toronto Pearson and Billy Bishop airports. This gracious, one-of-a-kind home is a dream opportunity to create your forever home!

MAIN LEVEL

- Front entry to foyer with closet, pull-chain wall sconce, glass chandelier, and hardwood flooring leading to stairs.
- Living room with wrap-around windows overlooking the front yard, hardwood flooring, wood-burning stone fireplace, and double French doors.
- Kitchen with stainless steel double sink, laminate countertops, pot lights, ceiling light, tile backsplash, cabinetry, Whirlpool stove, KitchenAid fridge, Whirlpool dishwasher and breakfast room connected to kitchen.
- Dining area with a ceiling light, three large windows overlooking the front yard, stained glass windows, and double French doors connecting to the kitchen.
- Breakfast room with ceiling light, large stained-glass windows, pantry, and access to mudroom.
- Mudroom with cabinets leading to the backyard.

SECOND LEVEL

- Primary bedroom with ceiling light and fan, large stained glass windows, and closet.
- Two additional bedrooms with ceiling light and fan, large stained glass windows, and closet.
- Den with large stained glass windows and double French doors.
- 4-piece bathroom with two stained glass windows, vanity with storage, counter, bathtub, tile surround walls, and traditional wall sconces.

LOWER LEVEL

- Laundry room with Maytag washer and Maytag dryer, sink, and cabinets.
- Large rec room with built-in shelves on the walls, closets, and pot lights.
- Three-piece bathroom with pedestal sink, mirror with lights, and glass shower doors.
- Storage room with shelves.

EXTERIOR

- Brick and stone exterior
- Landscaped front yard with a wildflower garden, large pine tree, grass, and paver pathway leading to front entrance stairs.
- Fully fenced, private backyard, with a wildflower garden.
- Double detached garage and parking space accessed by laneway.

UPDATES & FEATURES

- Chimney redone (2024)
- New Furnace (2021)

****laneway development report available****

The fenced, private backyard, has lane access and a detached garage. Please refer to laneway house report on babiakteam.com about applying to potentially increase the size of an allowable 800 square foot laneway house to one over 1,700 square feet.

Inclusions: stove, refrigerator, dishwasher, washer, dryer, light fixtures, existing blinds.

Rental: Hot water tank

Schools: Complete list of schools with live links on babiakteam.com