

## 16 Palisades

Lot Size	38.16' x 106.5' (99.5')	Heating	Hot Water Boiler/Gas
Possession	Sep 3 +/- flexible	Plumbing	Copper/Plastic/Cast Iron
Square Footage	2,310 total	Electrical	100 AMP
Taxes	\$9,697.56 (2025)	Driveway	Private
Bedrooms	4	Garage	Detached
Bathrooms	2 - Full	Parking	1 - Garage, 3+ Driveway
Year Built	1924	Roof	Asphalt Shingles
Fireplace	1 - Wood, 1 - Gas		

HOME INSPECTION REPORT AVAILABLE at [babiateam.com](http://babiateam.com)

### Welcome to 16 Palisades

A rare offering of a beautiful stone & stucco residence on one of Swansea's most sought-after streets! Set on an elevated 38' lot, this lovely home boasts outstanding curb appeal with mature landscaping & a covered stone verandah as well as a sunny west-facing backyard. The inviting interiors showcase a classic layout, timeless traditional details and sublime original character. Features include a spacious entrance foyer with hardwood floors, wainscoting & leaded glass; an elegant living room with a working wood-burning stone fireplace, leaded glass, sconce & pot lighting, french door & large bay window; a formal dining room with wainscot panelling, plate rail, hardwood floors, leaded glass, sconce & pot lighting; a bright kitchen with walkout to a two-tiered deck with a BBQ gas line. The upper level offers four well-proportioned, skylit bedrooms with hardwood floors & a modern family bath. The lower level features a recreation room with a gas fireplace, 4-piece bath, laundry & ample storage. The private, landscaped backyard is perfect for gatherings & play. A wide private drive and detached garage accommodate several cars. Enjoy the short walk to High Park, Grenadier Pond, Rennie Park, Bloor West Village, Runnymede subway, Runnymede Library & top neighbourhood schools - Swansea PS & Humberside Collegiate. An enchanting family home and a dream location that is waiting to be yours!

## Features & Upgrades

- AEG, Miele, General Electric, Maytag & Frigidaire appliances
- Corian counter tops in kitchen
- Velux skylights (2019) in all bedrooms
- Solartube in second floor bathroom
- Working wood burning fireplace in living room
- Operational Valor gas fireplace in rec room
- New broadloom in livingroom, stairs & upper hall
- All knob and tube wiring removed
- Interior freshly painted
- Second floor bathroom renovated 2017
- Basement bathroom 2003
- Tiered, wooden deck; shaded by mature Norway Maple
- Maple pruned and new cables installed in February 2025
- All limestone tuckpointed incl. chimneys, tops and caps 2025
- Gas line for bbq
- Roof resingled in 2019 and new eavestroughs installed
- Low maintenance flagstone backyard with perennial plantings and shrubs

## Inclusions

AEG cooktop stove, Miele oven, Miele (2024) dishwasher, Maytag fridge, Frigidaire fridge, General Electric microwave, Miele washer, Miele dryer, gas boiler and equipment, gas hot water tank, window coverings, electric light fixtures and custom cabinets/bookcases in living room, BBQ, and mini bar fridge in pantry.

## Highly Rated School Catchment

Complete list of schools with live links on [babiakteam.com](https://babiakteam.com)