

## 349 Windermere Avenue

Lot Size	25' x 91.83'	Heating	Forced Air, Gas
Possession	90 Days / TBD	Cooling	Central Air
Square Footage	1,755 s.f. Total	Plumbing	Copper & Plastic
Taxes	\$7,111.04 (2025)	Electrical	100 Amp
Bedrooms	3	Roof	Asphalt Shingles
Bathrooms	3 Full	Driveway	Private Parking Pad
Year Built	1920	Garage	None
Fireplace	Gas	Parking	1-Legal Parking Pad

### Welcome to 349 Windermere Avenue

Welcome to this fabulous, fully-renovated family home in prime Swansea - one of Toronto's most loved neighbourhoods known for its charm, green spaces and exceptional schools! This modern, detached, three bedroom, three bath home with rare private parking is loaded with desirable features including a bright, open plan living and dining area with soaring ceilings, wood floors and a cozy gas fireplace; a contemporary designer kitchen with marble counters and a walkout to a private, landscaped retreat.

The second level offers 3 comfortable bedrooms and a stylish 4-piece family bathroom. The primary retreat features a private 3-piece ensuite, built-in closets, and automatic blinds. The finished lower level is thoughtfully designed with a separate entrance, pot lights, recreation room, office area, wet bar, bathroom and laundry, providing a versatile space for guests or a private work-from-home setup. Outdoor living is elevated with a spacious covered front porch and a professionally landscaped backyard complete with pergola, paving stones, deck, new fencing, shed and solar lighting. Additional highlights include a licensed front parking pad well finished with interlocking paving.

Perfectly located steps to Bloor West Village shops, cafés, restaurants, the library, groceries and Runnymede subway. Stroll to Swansea Community Centre, Rennie Park, High Park, The Swansea Tennis Club, skating rink, town hall. Top-rated schools include Swansea Public School and Humberside Collegiate. Easy access to downtown and both Toronto Pearson and Billy Bishop airports.

An outstanding opportunity to own a move-in ready home in a highly desirable, community-focused neighbourhood!

### Main Floor

- Foyer with double coat closet, window and hardwood floor
- Living room with gas fireplace, large window overlooking front yard with automatic blinds, pot lights and hardwood floor

- Dining room open concept with built-in shelves, window with automatic blinds, pot lights, pendant lighting and hardwood floor
- Kitchen with marble countertop, undermount stainless steel sink, walk out to deck, pantry, window, tile floor, pot lights and stainless steel appliances: KitchenAid french door fridge, Frigidaire dishwasher, KitchenAid induction stove, Ikea exhaust hood vented to exterior and built-in Panasonic microwave
- 8'7" ceiling height

## Second Floor

- Primary bedroom with large window overlooking front yard, double closet, built-ins and three piece ensuite bathroom with vanity, vanity light, window, toilet and walk in stand up shower with rain and handheld shower head, tile wall surround, built-in wall niche, pot light and glass door
- Second bedroom with window and hardwood floor
- Third bedroom with window, pot lights and hardwood floor
- Four piece bathroom with vanity, vanity light, linen closet, toilet, window, tile floor and bathtub with tile wall surround, radiant floor heating, built-in wall niche and handheld showerhead
- Linen closet in hallway
- 8' ceiling height

## Lower Level

- Recreation room open concept with built-in storage closets under stair case and window
- Office area with window
- Laundry area open concept with laundry sink, cabinetry, window, white General Electric washer and dryer and tile floor
- Three piece bathroom with vanity, vanity light, window, tile floor and walk in stand up shower with tile wall surround and glass door
- Furnace/storage room

## Exterior

- Front yard with interlocked licensed and legal parking pad, landscaped with perennials and covered front porch
- Fully fenced and landscaped backyard with deck, lawn, patio area, Sojag Hana 10ft x 13ft Louvered Pergola and storage shed

## Features & Upgrades

- Newly updated kitchen (2025)
- New eavestroughs (2025)

- Landscaped backyard with new pergola, paving stones, sod, fence with solar lighting & deck (2024)
- Legally approved and licenced parking pad installed (2018)
- Replaced second floor toilets with Toto (2018)
- Gas furnace with electronic humidifier and air cleaner (2018)
- Tankless water heater owned
- Gas fireplace (2018)

## Inclusions & Exclusions

Inclusions: All electrical light fixtures, window coverings, forced air gas furnace, gas fireplace, central air conditioner and appliances: KitchenAid french door fridge, Frigidaire dishwasher, KitchenAid induction stove, Ikea exhaust hood vented to exterior and built-in Panasonic microwave and white General Electric washer and dryer, outdoor pergola

Exclusions: wall mounted TV with brackets on the main floor, outdoor furniture including little storage unit, and Ring doorbell

## School Catchment Area

Schools: Complete list of schools with live links on [babiak.com](http://babiak.com)