

## 530 Runnymede Road

Lot Size	20 X 150	Heating	Forced Air/Gas
Possession	60-90 Days	Cooling	Central Air
Square Footage	2,560 s.f. Total	Plumbing	Copper & PEX
Taxes	\$6,560.56 (2025)	Electrical	Copper 200 amps
Bedrooms	3	Roof	Asphalt & Membrane
Bathrooms	3	Driveway	Laneway
Year Built	1920	Garage	Double
Fireplace	Electric	Parking	3

### Welcome to 530 Runnymede Road

An incredible 3 bedroom, 3 bathroom home designed for modern family living, this thoughtfully updated property offers bright, welcoming spaces and a seamless, functional layout. The spacious open-concept main floor boasts 9'9" ceilings and features hardwood floors, a statement fireplace, and a contemporary chef-inspired kitchen with stainless steel appliances that's perfect for both busy mornings and weekend entertaining. A practical mud room and convenient main floor powder room add everyday ease while upstairs, second-floor laundry brings convenience right where you need it most.

The renovated lower level effortlessly extends the home's versatility—ideal for a playroom, home office, or cozy movie nights—while also offering generous storage. A separate walk-out enhances the flexibility of the space, creating exciting potential for a nanny suite or future income generating apartment. Outside, the private, beautifully landscaped backyard sits on an impressive 150-foot-deep lot, providing exceptional room to relax, entertain, and let the kids play. Bring the Costco haul straight from the 2-car garage into the mudroom! With an additional laneway parking spot for guests and future laneway suite potential, this home provides exceptional value. Steps to boutique shops, restaurants, coffee shops at Runnymede and Annette and a short stroll to the shops, cafés, and restaurants of Bloor West Village and The Junction— this home provides for an ideal setting for family life in the West End.

### Interior or Main Floor

- Elevated Hardwood flooring
- Charming stained glass windows
- Sophisticated Electric fireplace
- Stunning Renovated Kitchen
- Cozy Coffee Station
- Intimate Dining area
- Convenient Main floor powder room
- Practical Mud room

## Second floor

- Primary bedroom with bay window and stained glass
- Two additional spacious bedrooms
- 4 piece Bathroom with brand new double sink vanity
- Laundry with drain for washer and vent for dryer (LG)
- Office

## Lower Level

- Renovated basement with good ceiling height and pot lights
- 3 piece bathroom
- Ample storage
- Walk-out
- Back flow valve

## Exterior

- Brick and vinyl siding exterior
- Fully fenced and professionally landscaped backyard
- Rare deep lot - 150'
- Laneway access
- Laneway suite potential - see report on [babiakteam.com](http://babiakteam.com)

## Features & Upgrades

- Kitchen newly renovated (2022)
- Hardwood flooring main floor (2022)
- Main floor powder room and mud room addition (2021)
- Basement bathroom (2018)
- Central air (2022)
- Kitchen exhaust hood vented to outside
- Back water valve (2015)
- Electrical substantially rewired with 200 amp service
- Backyard landscaping and interlocking brick (2015)
- Back yard fences replaced and deck resurfaced (2021)
- Double garage with garage door opener
- 3 car parking

*\*\*\*home inspection and laneway report on [babiakteam.com](http://babiakteam.com)\*\*\**