

355 Windermere Avenue

Key Details

Lot Size	28.33 ft x 91.83 ft	Transit Score	85
Possession	60-90 Days	Walk Score	96
Taxes	\$9,833.30 (2025) ✦	Square Footage	3,370 s.f. <i>Total</i>
Bedrooms	4	Plumbing	Copper & Plastic
Bathrooms	3 Full, 1 Half	Electrical	200 AMP Service
Fireplace	2, Wood-Burning & Gas	Roof	Stone-coated Metal ✦
Year Built	1926 <i>Rebuild in 2007</i>	Parking	1, Front Yard Parking Pad
Heating	Hot Water Combi System <i>Two air handlers</i>	Cooling	Central A/C <i>Two units</i>

Exceptionally Located

Nearby Amenities

- Willard Gardens Parkette 400m
- Swansea Town Hall 400m
- Jane Subway 350m
- Runnymede Subway 500m
- Swansea PS & CRC 750m
- Rennie Park, Tennis & Rink 900m
- High Park 1.0km
- Humber River / Étienne Brulé 1.2km
- Lake Ontario 2.0km

A Few Favourites

- Bread and Roses 400m
- Queens Pasta Cafe 280m
- Body & Soul Massage Therapy 500m
- Marvelous by Fred 550m
- Trixie 130m
- Retrofit Pilates 84m
- Simply Thai 300m
- Coffee Tree Roastery 300m
- Zaza Espresso Bar & Gelato 210m

Schools

Swansea J & SPS, St Pius X, St Cecilia (French), HumberSide Collegiate Institute (English & French).
Complete School List on babiateam.com

Welcome to 355 Windermere Avenue!

A stunning 4-bedroom, 4-bathroom detached home in the heart of Swansea – Bloor West Village! Spanning 3,370 sq ft across four beautifully finished levels, this fully renovated turnkey residence blends elegance, comfort, and functionality.

The main level welcomes you with a spacious foyer, elegant principal rooms with oak hardwood floors, custom built-ins, and a gas fireplace. The chef's kitchen features high-end appliances, a built-in banquette and desk, and an eat-in breakfast area that opens to a private deck overlooking an east-facing backyard with perennial gardens and detached garage for storage. The powder room completes the floor.

Upstairs, three generous bedrooms share a family bath with a classic clawfoot tub and heated flooring, while an extra-wide hallway offers a cozy reading nook with built-in library shelves. The third floor primary retreat is flooded with natural light from skylights, featuring cathedral ceilings, a wood-burning fireplace, walk-out balcony, walk-in closet, and spa-inspired ensuite.

The lower level with 8' ceilings, includes a rec/family room, flexible space, full bath, laundry area and abundant storage. Additional highlights include legal front pad parking and top-tier mechanicals: stone-coated metal roof, 200 AMP service, hydronic in-floor heating, spray foam insulation, water-proofing, dual A/C systems + more!

Just steps from Bloor West Village shops, cafés, restaurants, and transit, and close to Swansea Community Centre, parks, Humber River trails, and top schools – Swansea PS, St Pius X, St Cecilia (French) & Humberstone CI (English and French).

This move-in ready home offers exceptional west-end living with convenience and style.

Inclusions & Exclusions

Inclusions

Frigidaire fridge; 6-burner Viking gas cooktop and exhaust hood; JennAir appliances: dishwasher, wine fridge, microwave, wall oven and warming drawer; LG washer and dryer; electrical light fixtures; window coverings; built-in speakers in ceiling; keyless front door entry; existing HVAC systems, hot water holding tank; existing non-hardwired alarm system hardware.

Exclusions

Sonos system base, lower level shelving and cabinets in Flex Space and Rec Room; all staging items.

✧ Buyer should verify; Flat roofs are modified bitumen

Upgrades & Premium Features

Premium Features

- Professionally designed 2007 rebuild with high-quality finishes
- Gas fireplace on Main and wood-burning fireplace on 3rd
- Table top oak hardwood floors throughout
- Traditional features include:
 - Box window, bay window, crown moulding, French pocket doors, wainscoting, spacious foyer, custom stained glass windows by a local artist
- Built-in speakers located throughout Main & 3rd, west-facing bedroom on 2nd, and Flex Room in basement. They can be connected via Sonos music server.
- In-floor heating throughout:
 - Foyer (slate); Powder Room (marble); Family Bath (ceramic); Primary Ensuite (limestone); Lower level
- **Chef's kitchen** features stainless steel appliances, including a 6-burner Viking gas cooktop, JennAir wine fridge, microwave, wall oven, and warming drawer. Additional highlights include a pot filler, double Franke sink and island prep sink, all complemented by honed granite countertops. Combined with a bright breakfast area with built-in banquette, window surround and a built-in desk with honed granite counters and ample storage space.
- **3rd storey** with vaulted 10'4" ceilings, large walk-in closet, wood-burning fireplace, skylights, French double doors lead to east-facing balcony with a view of the CN Tower. Spa-inspired ensuite with in-floor heating, double custom vanity with marble counter, limestone tile, oversized shower and water closet.
- Professional **front and rear landscaping** featuring perennial gardens, stonework, and thoughtfully designed garden beds with mature shrubs. Equipped with a Rain Bird irrigation system servicing both front and back gardens. Legal front pad parking finished in interlocking stone, complemented by a stone retaining wall at the sidewalk. Mature trees provide natural shade, keeping the front porch cool and comfortable in the summer.
- Various rooms freshly painted (2026)
- New stair runner (2026)

Major System & Structural Upgrades

- Entire lower level renovated with 8' full height lower level
 - Majority of foundation replaced (~75%); foundation has been water-proofed
 - Heated flooring throughout
 - Oversized windows let in loads of natural light
 - Ample storage, sump pump and ejector pit
- Spray foam insulation throughout entire home
- HVAC:
 - Central A/C, two units
 - Hot water combi system
 - Two air handlers for forced-air heating
 - In-floor heating
 - 40 gal holding tank for hot water
 - HRV system
- Multi-zone climate control with two thermostats: one located on the 3rd floor managing the 2nd and 3rd levels, and the other in the kitchen controlling the Main and Lower levels.
- Kolbe double glazed windows and doors with wood on the interior and extruded metal on the exterior + two skylights
- Stone-coated metal roof + modified bitumen on flat surface(s)
- Extension and additions are clad in wood siding
- All new plumbing and electrical – 200 AMP service, copper grounded (2007)

Parking Pad Info

- Legal parking pad is registered with the City; annual payments are ~\$356 (2025)

Rental: Monitoring Fee

The Buyer may assume the existing Frontpoint alarm system monitoring service, currently on a month-to-month basis at a cost of \$66 per month, effective as of closing. If the Buyer elects not to assume the service, the Seller shall cancel the monitoring agreement. The Seller makes no representations or warranties with respect to the system or the monitoring service.

HOME INSPECTION REPORT AVAILABLE | babiakteam.com

Contact the Listing Agent with any questions!

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