

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 + HRV</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; keyless front door entry; existing HVAC systems.

Exclusions

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)

HOME INSPECTION REPORT AVAILABLE | babiakteam.com

Contact the Listing Agent with any questions!