

31 RUNNYMEDE ROAD

Lot Size	17.92 x 100.00 ft.	Heating	Forced Air Gas
Possession	30 - 60 Days	Cooling	Central Forced Air
Square Footage	1,820 s.f. Total	Plumbing	Copper
Taxes	\$5,761.23 (2025)	Electrical	100 AMP Service
Bedrooms	3	Roof	Asphalt Shingles
Bathrooms	2	Parking Pad	1, Front Yard Parking Pad
Year Built	1929	Garage	Detached
Fireplace	Insert (Gas)		

Welcome to 31 Runnymede Road

Charming Swansea semi offering a functional layout and a wonderful opportunity to make it your own! This well-maintained home features a cozy living room with a gas fireplace, a formal dining room and beautiful original character details, including hardwood floors and classic plate rail. With three bedrooms and two bathrooms, plus a lower level with great potential, there's plenty of space for comfortable living.

Enjoy the enclosed front porch year-round, a private fenced backyard and attractive low-maintenance gardens. Parking is a breeze with legal front pad parking and a rear garage offering excellent storage.

Located steps from Swansea Community Centre, parks and within walking distance of Bloor West Village shops and cafes, Rennie Park, High Park, Runnymede subway and top-rated schools, including Swansea Public School and Humberside Collegiate. Quick access to downtown, Toronto Pearson and Billy Bishop airports. A great opportunity to move in and add your personal touch.

School Catchment Area

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

Exceptionally Located

Nearby Amenities

- Rennie Park, Tennis & Rink 250m
- Swansea Town Hall 500m
- Runnymede Subway 500m
- Jane Subway 1.2km
- Swansea PS & CRC 750m
- Bloor West Village 600m
- High Park 650m
- Humber River / Étienne Brulé 2km
- Lake Ontario 1.8km

A Few Favourites

- Bread and Roses 500m
- Queens Pasta Cafe 600m
- Body & Soul Massage Therapy 550m
- Marvelous by Fred 550m
- Trixie 750m
- Fox and John's Pub and Restaurant 550m
- Simply Thai 600m
- The Coffee Boutique 700m
- Zaza Espresso Bar & Gelato 1km

Interior Details

- Enclosed porch with window, centre light/fan, side light, double mirrored closet and storage
- Foyer with center light
- Living room with window to enclosed porch, centre light and brick gas fireplace
- Dining area with centre light and window
- Kitchen with window, wood cabinets, double overmount sink, oven, fridge and dishwasher, eat in area and door to mud room.
- Primary with window, centre light and closet
- Two additional bedrooms, each with window, centre light, and closet
- Second level bathroom with window, claw foot tub, pedestal sink and toilet
- Basement with open recreation space and window, offering excellent potential to finish, along with a laundry area and 3-piece bathroom

Exterior

- The exterior with brick and vinyl siding
- Legal front yard parking
- Fully fenced, low maintenance backyard

Inclusions & Exclusions

Inclusions: Kenmore Stove, Fridge, Microwave, Washer, Dishwasher, Electrical Light Fixtures, existing window coverings, existing HVAC systems and hot water tank - all being sold in "as is" condition.

Exclusions: None.

Parking Pad Info

- Legal parking pad is registered with the City; annual payments are ~ \$350 (2025)

HOME INSPECTION REPORT AVAILABLE | babiakteam.com

Contact the Listing Agent with any questions!