

## 7 Innisfree Court

Lot Size	20.84' by 104.32' (pie-shaped lot)*	Heating	Forced Air, Gas
Possession	30 - 90 Days	Cooling	Central Air
Square Footage	3,320 s.f. Total	Plumbing	Copper
Taxes	\$5054.64 (2025)	Electrical	100 AMP Service Size
Bedrooms	6	Roof	Ceramic Tiles 1991
Bathrooms	4	Driveway	Private
Year Built	1970	Garage	Double attached
Fireplace	wood-burning, as is	Parking	2 - Garage, 2 - Driveway

*\*Measurements as per Geowarehouse :60.05 ft x 107.73 ft x 13.19 ft x 7.63 ft x 100.55 ft*

### Welcome to 7 Innisfree Court

A seldom offered six-bedroom split-level home tucked away on a quiet cul-de-sac in the heart of Swansea. Built in 1970 and offering approximately 3,320 sq. ft. of finished living space across four levels, this sun-filled residence delivers an exceptional layout designed for growing or multi-generational families. Thoughtfully defined living spaces provide natural separation and an easy flow, offering both comfort and flexibility for everyday living and entertaining. Beautifully maintained and move-in ready, 7 Innisfree Court also presents exciting potential for stylish updates or a contemporary renovation.

The welcoming, open-concept living and dining rooms are bright with hardwood floors throughout. The large kitchen with an eat-in area offers a walkout to the backyard. An extra main floor room serves as a den or sixth bedroom, with a 3-piece bath completing this level.

The upper level features five bedrooms including a primary bedroom with a walk-in closet and private ensuite as well as a second family bath. The lower level has 7-foot ceilings and includes a recreation room with a wood-burning fireplace, an office area, laundry room and a 3-piece bathroom.

Outside, the property offers a wide private driveway, double garage and parking for up to four vehicles, along with a serene backyard setting with Ormskirk Park and playground just beyond.

This exceptionally well-built home is perfectly positioned for lifestyle and convenience, just steps to the Humber River trails, Lake Ontario, High Park, Rennie Park and the Swansea Community Centre. It's minutes to the subway, Bloor West Village cafés, shops and restaurants, with beloved local favourites like the iconic Cheese Boutique just around the corner.

Located within a top-rated school catchment including Swansea PS, St. Pius X, and HumberSide CI, and offering quick access to downtown Toronto as well as Pearson and Billy Bishop airports, this is an exceptional opportunity in one of the city's most sought-after neighbourhoods.

## Main Floor

- Inviting foyer with coat closet and conveniently located 3-piece bathroom
- Bright living and dining room featuring hardwood floors and an oversized window overlooking the front walkway and quiet cul-de-sac, with the dining area enjoying views of the backyard
- Kitchen with eat-in breakfast area with walk-out to the backyard
- Additional den or bedroom (6th room), offering great flexible living space

## Second Floor/Split Level

- Primary bedroom overlooking the front driveway on a quiet cul-de-sac, featuring hardwood floors, a 3-piece ensuite and a walk-in closet.
- On the upper split level, four additional spacious bedrooms, all with hardwood floors, ample closet space and plenty of natural light
- 4-piece family bathroom

## Lower Level

- Spacious L-shaped recreation room with a dedicated office area, 7' ceiling height, a bar and a wood-burning fireplace with stone surround
- Newer 3-piece bathroom with steam shower
- Large laundry/utility and storage room

## Exterior

- Brick 2-storey detached home
- Private drive with a double attached garage
- Side yard leading to the front entryway, featuring a stone walkway, low-maintenance greenery and ground cover, along with mature shrubbery
- Fully fenced backyard backing onto Ormskirk Park

## Inclusions, Exclusions & Rentals

Inclusions: Maytag Fridge, Maytag built-in Stove with Vented Exhaust Hood, Bosch Dishwasher, Maytag Washer and Dryer, General Electric Fridge (lower level), Generac Generator (located in the backyard), Furnace, Air Conditioner, Existing Electrical Light Fixtures and Window Coverings.

Exclusions: Stager items.

Rentals: Hot water tank @ \$25.87/ month.

## School Catchment Area

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

HOME INSPECTION REPORT AVAILABLE I [babiakteam.com](http://babiakteam.com)

*Contact the Listing Agents with any questions!*