

# A Family Home for the Ages

111 CLENDENAN AVENUE



FM



## DETAILS

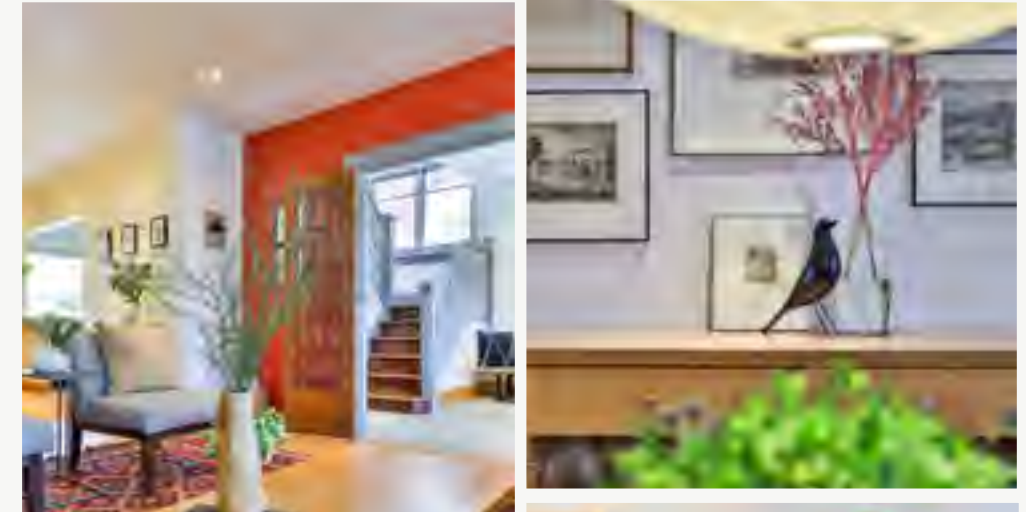
# A Family Home for the Ages

### All roads lead to High Park when you live on coveted Clendenan!

Mid-century modern lovers, stretch your wings in this extra w-i-d-e 30ft lot, set high and nestled amongst the trees on a prime ravine setting for the perfect blend of privacy and serenity.

This warm and cozy detached offers an architecturally renovated and thoughtfully considered spacious main floor kissed with a harmonious backdrop of mature trees from your flourishing backyard oasis; hugged by flora along the perimeter and complete with barn style garage outfitted with electricity (ideal for a workshop). For more formal gatherings, the spacious and inviting living & dining rooms are accented with built-ins & a wood burning fireplace that showcase distinctive design for modern entertaining. Grand scale windows allow for an abundance of natural light from every room including the crisp and clean second floor (originally four bedrooms), with plans drawn for an expansive bathroom reno. Partially renovated basement is great for overnight guests with its own bedroom, 3-piece bath, and separate entrance. A true family friendly home for the ages!

Follow this charming tree lined street straight to High Park, TTC, shops, and highly sought after schools including: Runnymede Jr Sr Ps / Humberside / Ursula Franklin / St Cecilia.





## ABOUT THE RESIDENCE

# The Essentials:

111 Clendenan Avenue

Bloor St W & Clendenan Ave

2 Storey, Detached

Lot Size: 30 x 120 Feet

3 + 1 Bedrooms

2 x Washrooms

Front Yard Legal Pad (1 Space)

Partially Finished Basement with Separate Entrance

Annual Property Taxes: \$6,684.00 (2022)

## INCLUSIONS

Fridge

Gas Stove

Dishwasher

Microwave/Hood Fan

Washer & Dryer

Window Coverings

Electrical Light Fixtures

All Built-ins & Wine Racks in Living & Dining Room

## EXCLUSIONS

2 Light Fixtures in Primary Bedroom

Light Fixture, Drapery & Hardware in Second & Third Bedrooms





May your walls  
know joy; may  
each room hold  
laughter; and may  
every window open  
to great possibility.



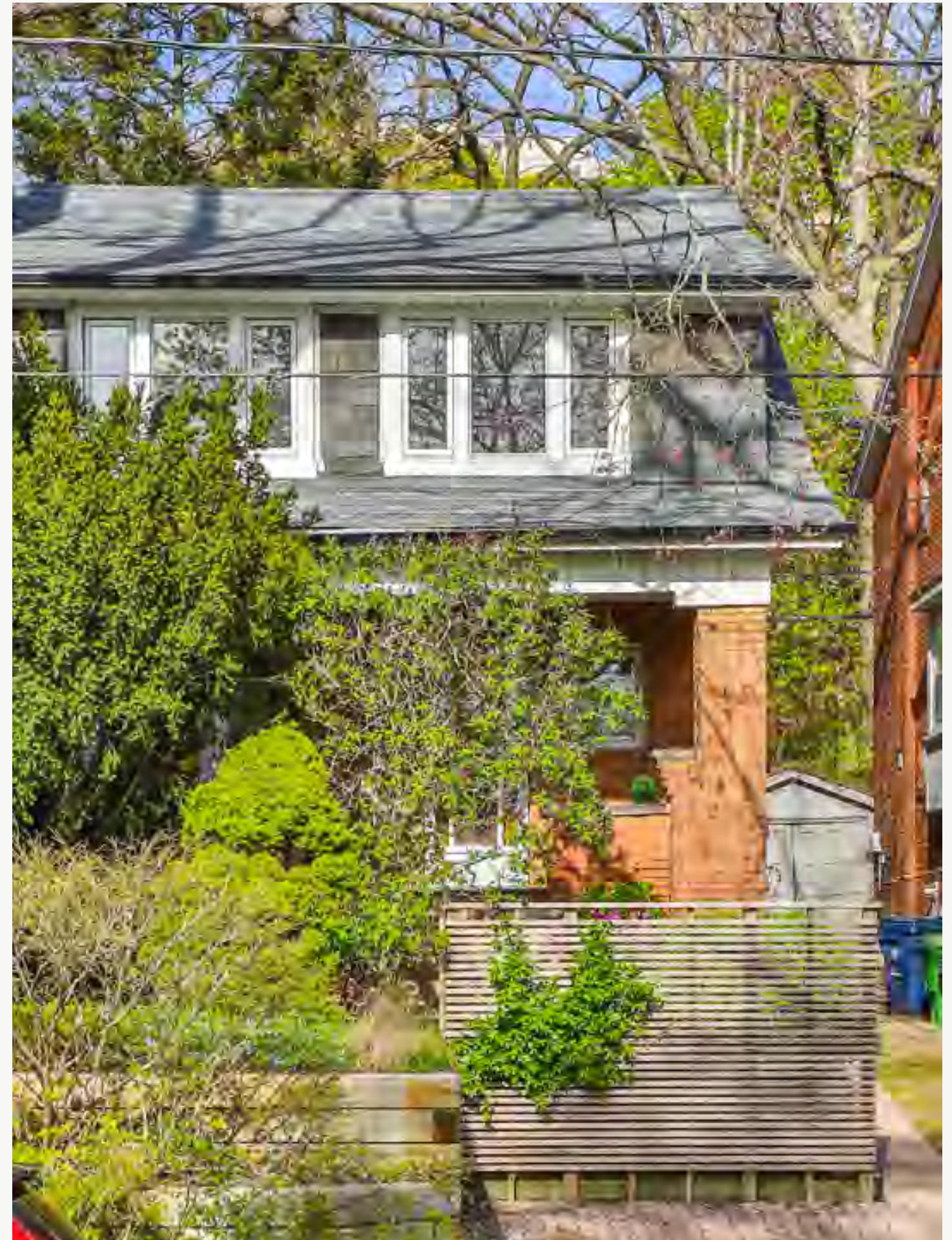
# The Gallery:





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