

23 DURIE STREET



Est. 1988

LARGE & BRIGHT | OPEN
CONCEPT LIVING AND
DINING ROOMS WITH HIGH
CEILINGS, HARDWOOD
FLOORS, BAY WINDOW,
POT LIGHTS WOODEN
BOOKCASE AND AN
ELECTRIC FIREPLACE.



MAIN FLOOR



CUSTOM CHEFS KITCHEN BY
"BINNS KITCHEN & BATH
DESIGN" WITH A LARGE FAMILY
ISLAND, SOLID WOOD ARTS &
CRAFTS CABINETRY, SOFT
CLOSE DRAWERS, ROLLOUT
PANTRY, PORCELAIN FLOOR
TILES, GRANITE COUNTERTOPS,
GAS RANGE, BUILT-IN HIGH
END APPLIANCES AND WALK
OUT TO BALCONY AND YARD.

LIVE



REST.



BRIGHT AND WELCOMING



SKY-LIT 2ND FLOOR
FEATURES THREE
SPACIOUS LIGHT-FILLED
BEDROOMS, HALL
LINEN CLOSET AND A
FOUR PIECE BATH WITH
GLASS SHOWER,
JACUZZI TUB, DOUBLE
SINK AND LOADS OF
STORAGE.

MASTER RETREAT HAS A
COZY WOOD BURNING
FIREPLACE, DOUBLE
CUSTOM CALIFORNIA
CLOSETS WITH BUILT-IN
SHELVING, POT-LIGHTS
AND HARDWOOD
FLOORING.

BALCONY IN THE TREE
TOPS PROVIDES A QUIET
PLACE TO RELAX.





WELCOMING LARGE FOYER
WITH CONVENIENT GARAGE
ACCESS, PERFECT FOR
FAMILIES.

G R O U N D L E V E L

PLAY



THIS BRIGHT GROUND LEVEL HAS
EVERYTHING YOU NEED FOR FAMILY
LIVING. A LARGE FAMILY ROOM WITH
GAS FIREPLACE, POT LIGHTING,
LAUNDRY ROOM WITH SLIDING
BARN DOOR AND A RENOVATED 3-
PIECE BATHROOM WITH HEATED
FLOORS.

WALK OUT TO THE SLATE STONE
PATIO & PRIVATE GARDENS.

WHAT YOU NEED TO KNOW

LOT SIZE | 25 FT X 94.5 FT

AGE OF HOUSE | 32 YEARS OLD

TAXES | \$ 6805.51 / YEAR (2019)

AGE OF ROOF | 14 YEARS OLD

AVG HYDRO | \$130 / MONTH

AGE OF FURNACE | 12 YEARS OLD

AVG HEAT | \$100 / MONTH

PARKING | 3 CAR

AVG WATER/WASTE | \$65 / MONTH

CLOSING | 30-60 DAYS / TBD

SCHOOLS |

PUBLIC | Swansea PS (JK-8), Humberstone C.I. (9-12)

CATHOLIC | St. Pius X (JK-8 English), St. Cecilia (JK-8 French),

FRENCH | George Syme Community School (Immersion), Swansea PS (JR & SR extended)

INCLUSIONS |

Jenn Air integrated fridge/freezer with french doors, Miele integrated built-in dishwasher, stainless steel Fisher & Paykel gas range, stainless steel Zephyr vent hood, stainless steel Frigidaire built-in wall oven, stainless steel Panasonic built-in microwave, Frigidaire wine fridge, Kenmore washer & dryer, all Hunter Douglas custom blinds, all closet shelving and organizers, all electric light fixtures, Diplomat chest freezer, Kenmore central vacuum & equipment, automatic garage door opener & remotes, BBQ (as-is)

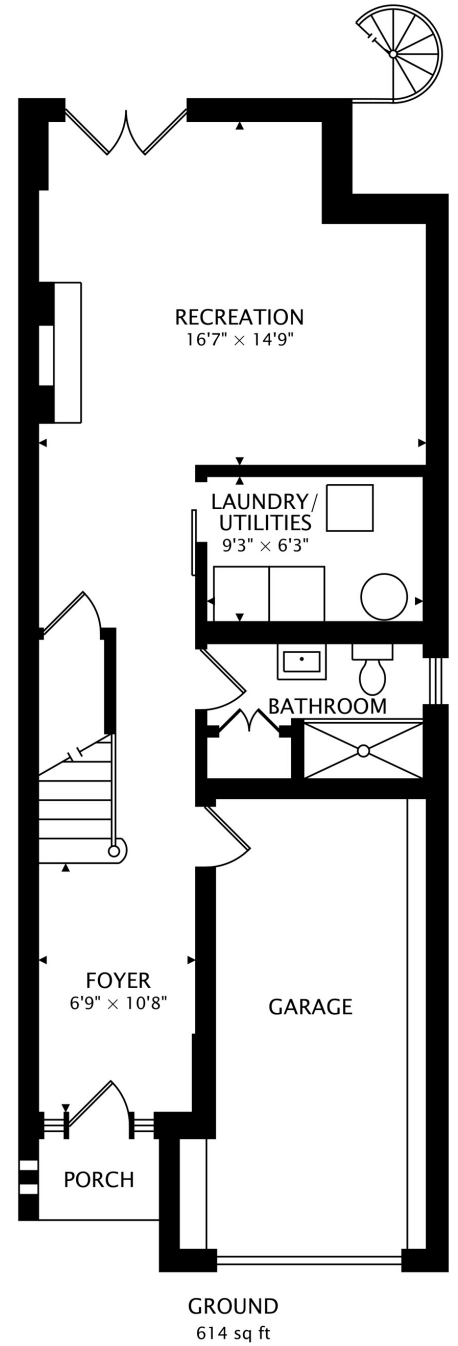
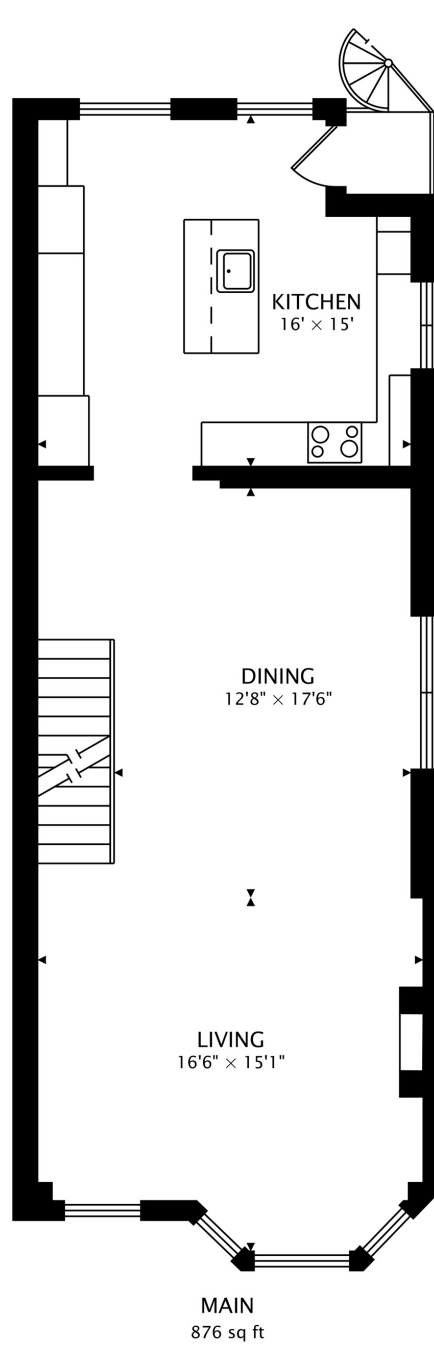
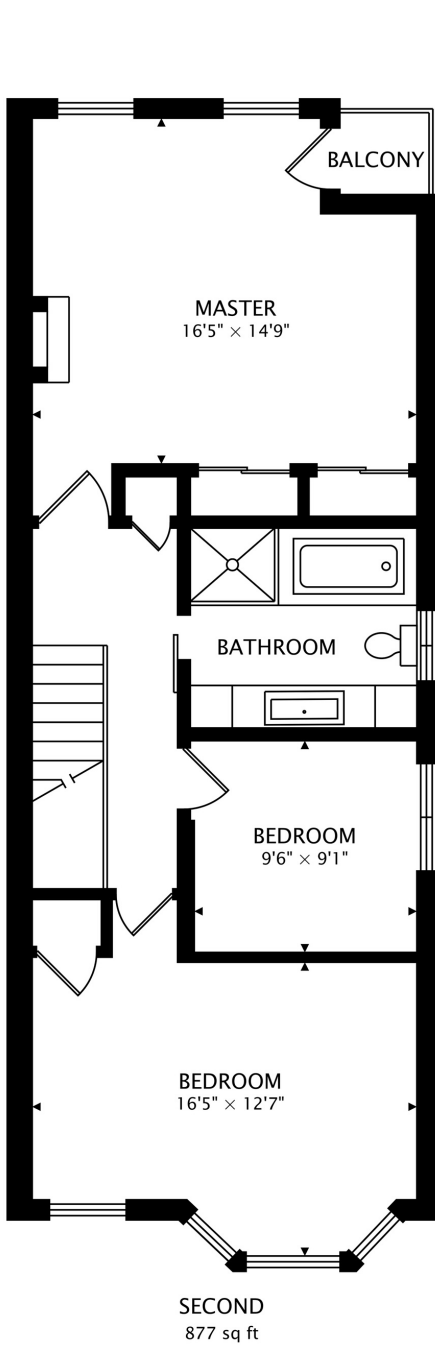
EXCLUSIONS |

curtains in master & middle bedrooms

RENTALS |

hot water tank (approx \$32.00 / month)

FLOOR PLANS



TOTAL SQUARE FT: 2368

For more information including virtual tour & home inspection visit:

WWW.WESTSIDESTOREYS.COM



PROPERTY LISTED BY:

KIRSTEN CLAYTON, SALES REPRESENTATIVE
& WENDY HAMMOND, BROKER

info@westsidestoreys.com