



**CHRISTENSEN**  
REAL ESTATE GROUP



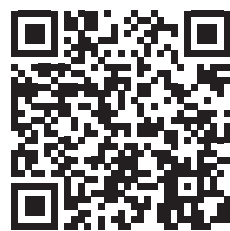
TORONTO

**329 Armadale Avenue**





# Welcome Home



FOR MORE  
PHOTOS + DETAILS

Chic and Serene, this fully renovated 3 bedroom, 2 bathroom detached home is located in the heart of Bloor West Village. It features newly-installed light oak flooring, upgraded kitchen with waterfall marble countertops, stainless steel appliances, designer fixtures, wood burning fireplace in living room, plenty of storage throughout, renovated and underpinned basement with side entrance and full bathroom, upgraded modern garage and backyard with a great patio for entertaining. Close to shopping on Bloor Street and subway access.

## Exterior

- Modern renovated garage with side entry
- Patio area for BBQ and plenty of seating space
- Private, fenced-in yard with lawn area



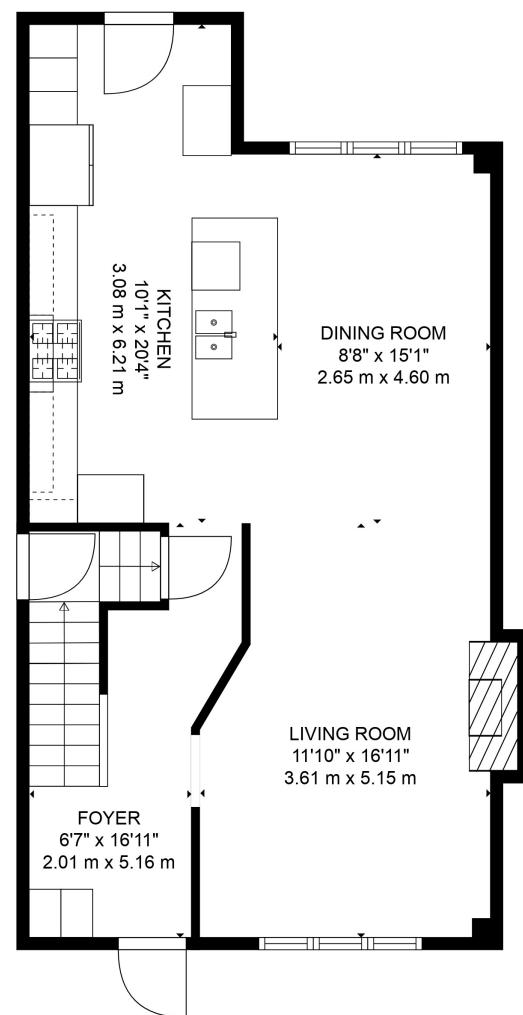


## KITCHEN

- Potlights
- Abundant counter space, cabinetry & storage
- Gorgeous white marble countertops with waterfall edge
- Breakfast bar with built-in double undermount stainless steel sinks and Baril faucet
- Art Deco hanging light fixtures
- White marble subway tile backsplash
- Wolf Stainless Steel 5 burner gas stovetop
- Falmec Stainless Steel Hood vent
- Wolf Stainless Steel built in oven
- Panasonic Genius Prestige Plus Stainless Steel built-in microwave
- Kitchen Aid Stainless Steel Fridge with lower freezer and french door upper
- Miele Built-in Stainless Steel Dishwasher

## REAR FOYER

- Floor to ceiling coat / shoe storage on both sides of hallway
- Designer tiled floor
- Back entry access to kitchen and outdoor access to driveway / backyard



# Main Level

## FOYER

- Mirrored floor to ceiling coat storage
- Slate grey entry tiles
- Pewter hanging light fixture
- Triple window / wood entrance door flooding entrance with light

## LIVING ROOM

- Picture window with custom blinds (Included)
- Potlights
- Light-Oak Hardwood floors
- Marble-surround Rumford wood fireplace with designer-tiled hearth
- Excluded: living room chandelier

## STAIRS TO SECOND FLOOR

- Glass railings on staircase
- Designer bubble glass hanging light fixture on landing

## DINING ROOM

- Open to kitchen
- Matching hanging light fixtures
- Light-Oak Hardwood floors
- Picture window overlooking backyard









# Second Floor

## PRINCIPAL BEDROOM

- Two picture windows overlooking backyard
- Large double closet
- Light-Oak Hardwood floors
- Sitting area

## SECOND BEDROOM / OFFICE

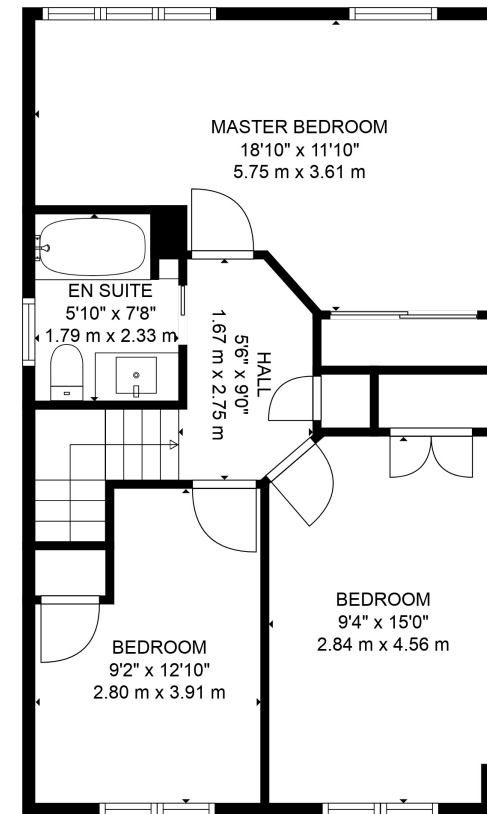
- Built-in Murphy bed / desk
- Picture window
- Built-in Closet
- Light-Oak Hardwood floors
- Designer hanging light fixture
- Custom blinds (included)
- Custom dresser

## THIRD BEDROOM

- Designer hanging light fixture
- Picture window overlooking gardens
- Built-in Double closets
- Light-Oak Hardwood floors

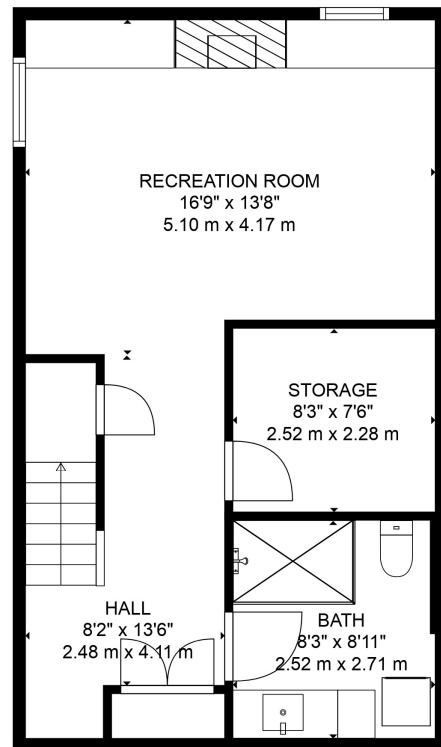
## 4 PIECE FAMILY BATH

- Rainhead shower
- Soaker tub with glass surround
- Toto Watersense toilet
- Stainless steel towel bars
- Large vanity with sink and storage
- Built-in mirrored medicine cabinet
- Ceramic tiled floors with matching backsplash
- Heated floors





# Lower Level



- Renovated and underpinned basement with side entrance and full bathroom.
- Glass railings
- Laminate floors throughout
- Double closet storage

## RECREATION ROOM

- Fireplace with full-height marble surround (Gas)
- Potlights
- Above grade windows with custom blinds (included)
- Wall-to-wall built-in media centre, storage and display cabinets

## 3 PIECE BATHROOM

- Designer ceramic floor tiles
- Glass-surround shower with stainless steel rainfall shower head
- Spacious vanity sink and countertop with 2 wall sconces
- Washer and Dryer (LG)
- Heated floors

## MECHANICALS, UTILITY AND LAUNDRY ROOM

- Furnace
- Storage
- Upright freezer



# Extras

## TAXES

- \$8,377.36 (2023)

## LOT SIZE

- 25 X 132.71

## INCLUSIONS

- All curtains
- Appliances (dishwasher is new; one year old)
- Stand-up basement freezer.

## EXCLUSIONS

- Living room Ceiling Light
- wall-mounted basement TV (negotiable)

## RECENT RENOVATIONS

- Custom murphy bed
- All custom closets on the second floor
- New flooring in 2023







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# Ready to Reach Out?

Christensen Real Estate Group  
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