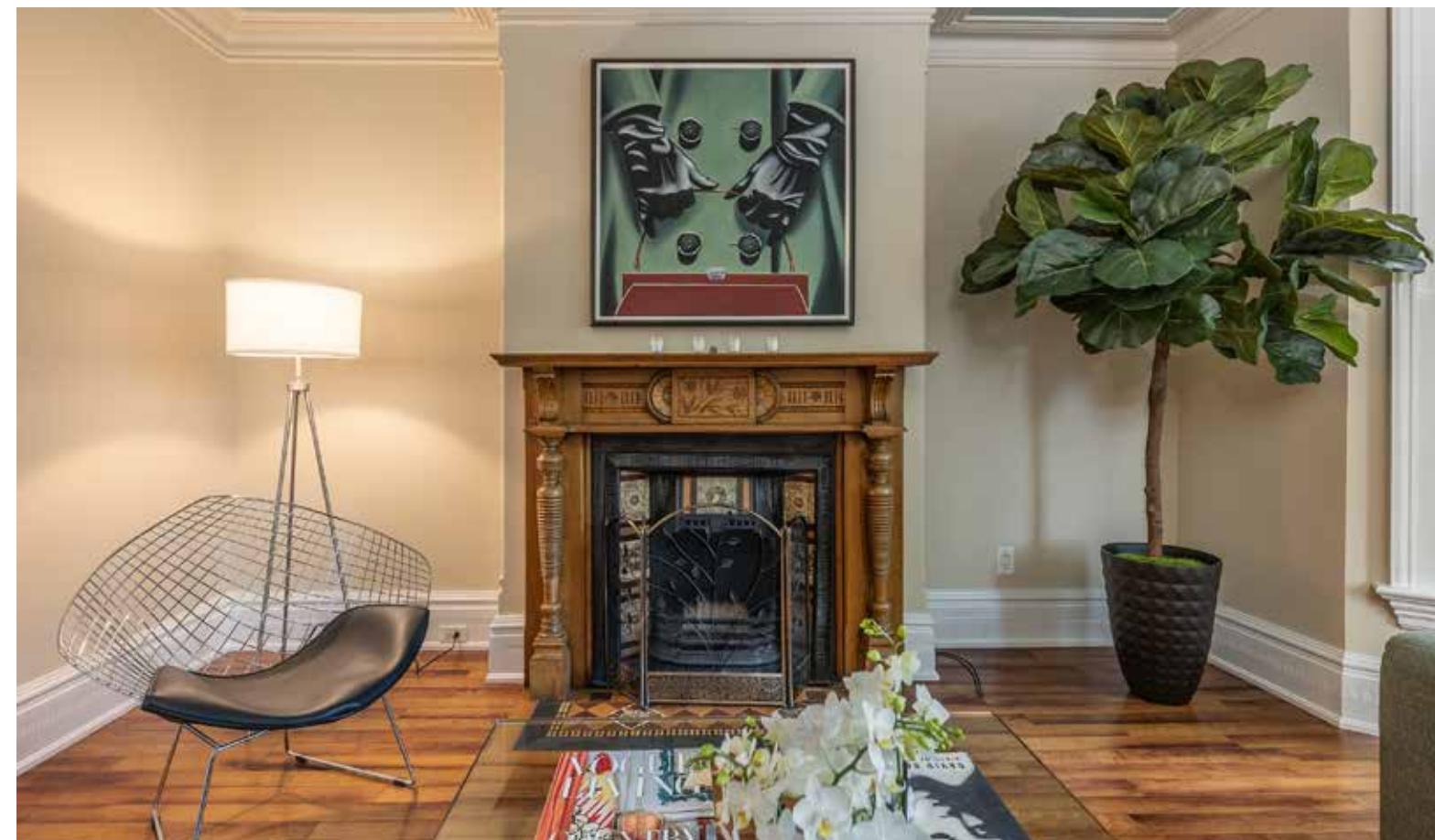
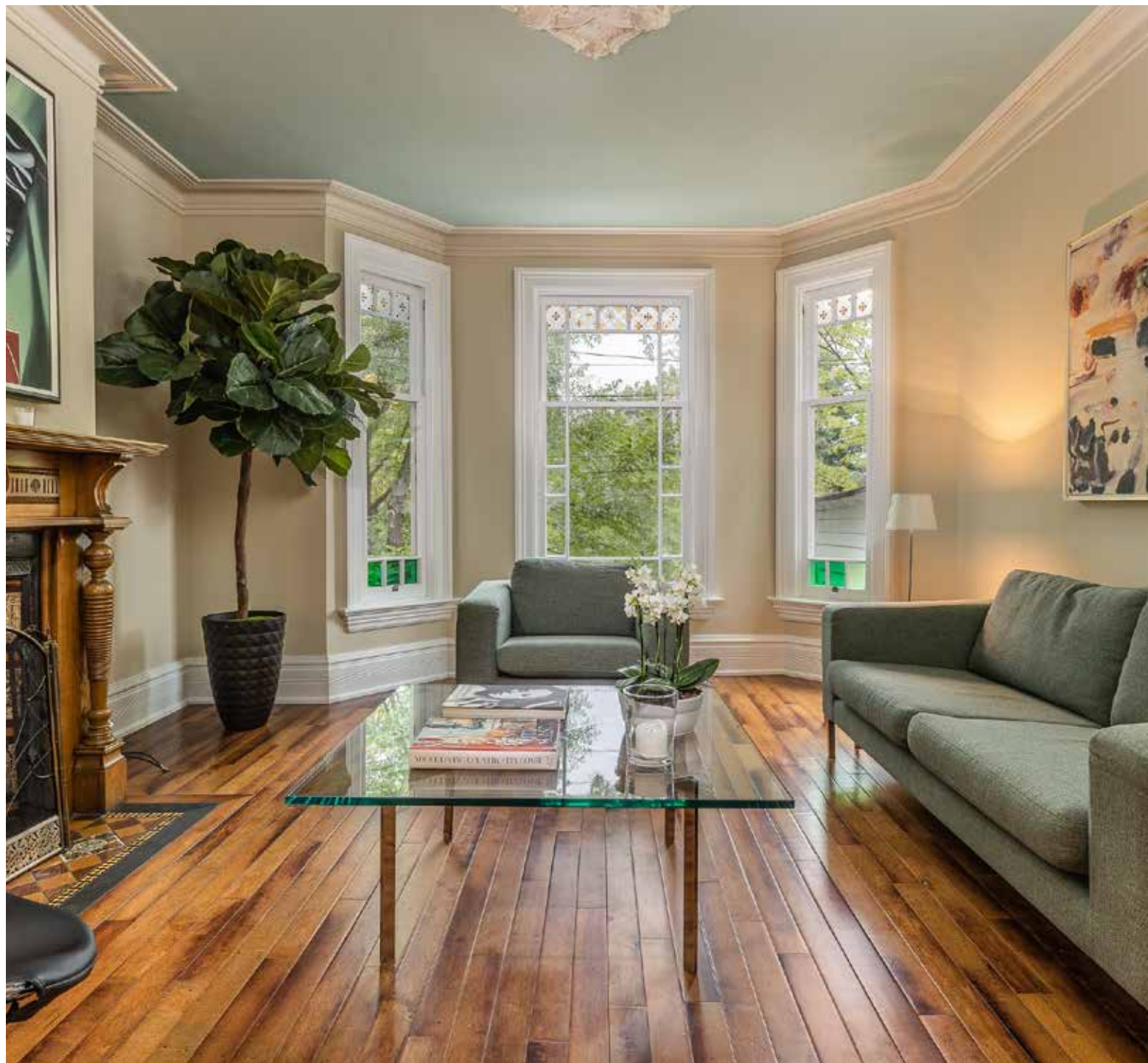




Welcome to 7 Deforest Road

This original 1870s cottage is located in Prime Swansea/Bloor West. Situated beautifully on a quiet cul-de-sac with a rare ravine setting and access to High Park from the back garden, yet only steps to Bloor Street shops, restaurants, and Runnymede subway station. Beautifully renovated blending original charm and contemporary aesthetic. Powder room on the main floor with laundry. Original character features including a wood burning fireplace Victorian mantel, original staircase, and stained glass windows. Bright and airy throughout. Gorgeous tiered garden, wonderfully lush and private. Excellent potential to finish high and dry lower level with abundant natural light. Long private drive with two level garage at rear, offering home office, gym or studio potential.







main floor

Living Room

- Hardwood floor
- Bay window with stained glass and view of back gardens
- Crown moulding
- Ceiling medallion
- Wood burning fireplace with original Victorian mantel

Dining Room

- Hardwood floor
- Crown moulding
- Built-in bookshelves
- Stained glass in windows

Powder room

- Tile floor
- Washer and dryer
- Recessed lighting

Kitchen

- Hardwood floor
- Windows with stained glass
- Viking stainless steel oven and cooktop
- Viking stainless steel exhaust hood
- Kitchenaid stainless steel double door fridge
- Bosch stainless steel dishwasher
- Marble countertops
- Breakfast bar
- Pantry
- Pegboard for easy storage
- Recessed lighting

Mudroom

- Built-in bench
- Built-in closet
- Wall-to-wall windows

second floor

Storage

- Unfinished

Five Piece Washroom

- Tile floor
- Double vanity with marble counter and open storage below
- Built-in mirror
- Soaker tub
- Rain shower head
- Window with textured privacy glass
- Recessed lighting



- Second Bedroom
- Hardwood floor
 - Stained glass
 - Closet

- Third Bedroom/Office
- Hardwood floor
 - Angular ceiling
 - Window
 - Alcove

- Primary Bedroom
- Hardwood floor
 - Angular ceiling
 - Double closets
 - Alcove with recessed display lighting
 - Window overlooking back gardens

lower level

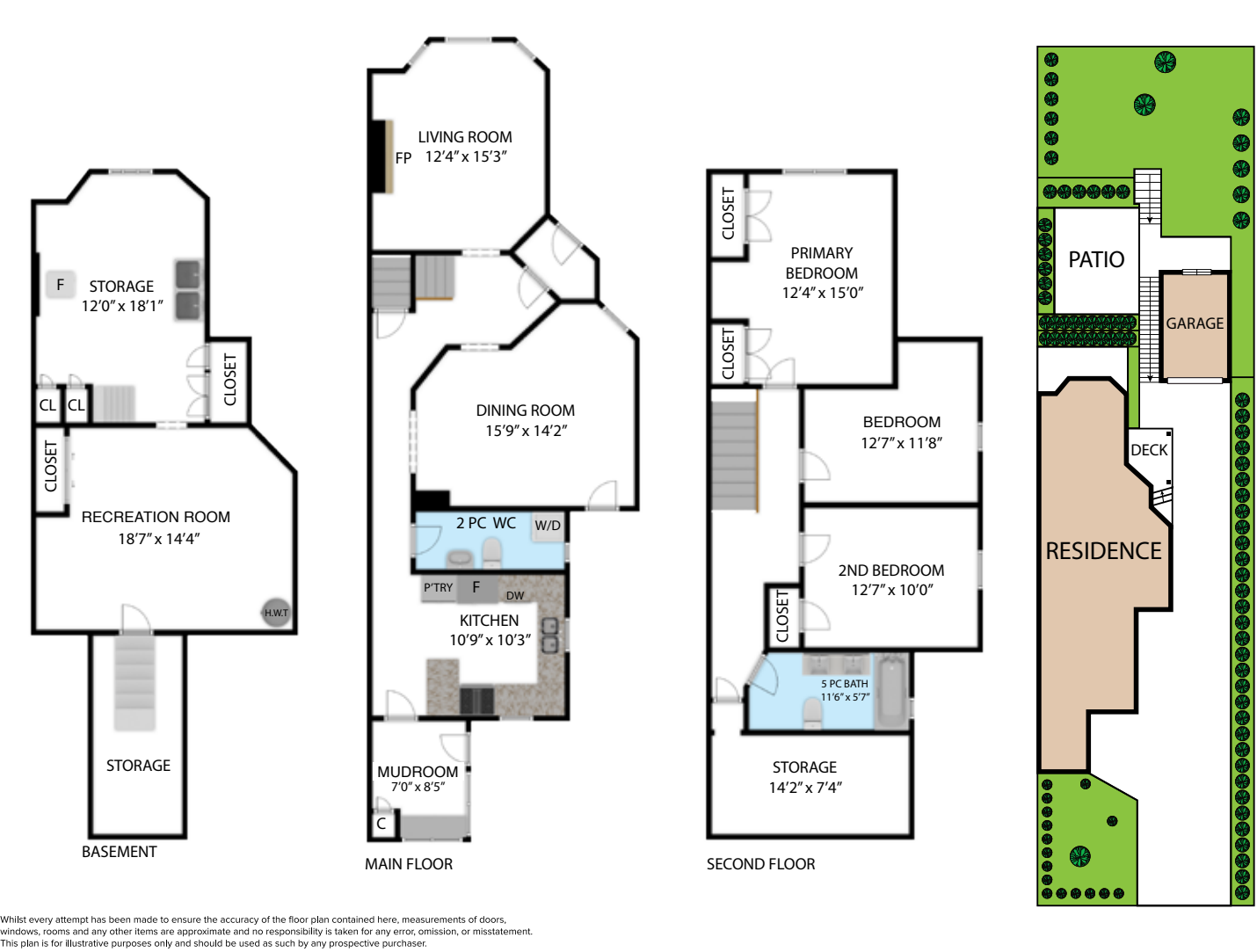
- Storage Room
- Above grade window
 - Laundry sink
 - Closet

- Utility Room
- Built-in workshop table and storage
 - Closet
 - Access to crawl space

additional information

Taxes:	\$23,933.38
Inclusions:	All kitchen appliances, Samsung VRT front loading washer, Samsung Steam front loading dryer, all electric light fixtures, all built-ins
Taxes:	\$7,057.20 (2021)
Lot:	30' x 143'
Possession:	60 Days/TBA

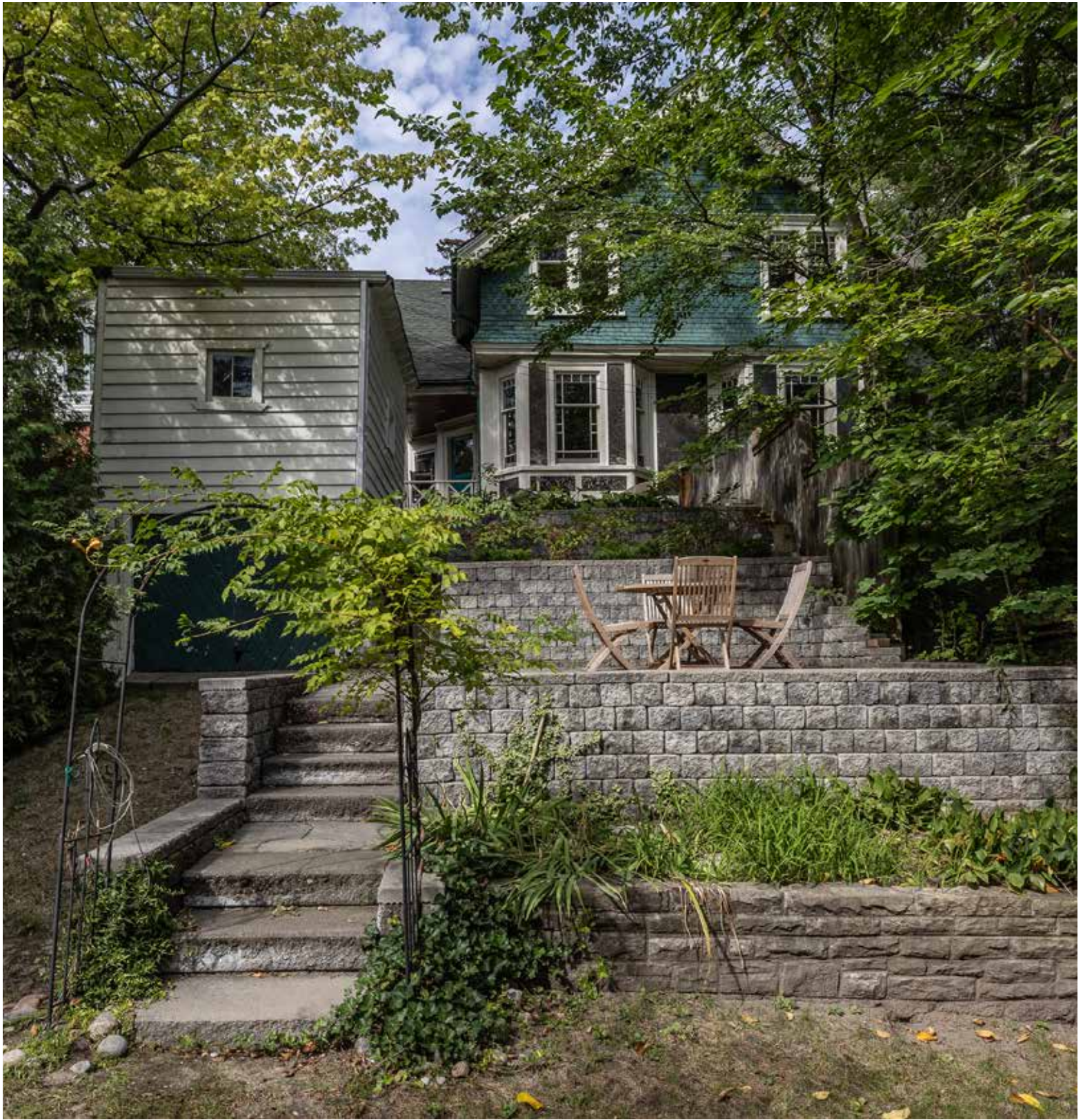
Offered at \$1,499,000.00











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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.