



369 Castlefield Ave **List: \$1,599,000 For: Sale**
Toronto Ontario M5N 1L4
 Toronto C04 Lawrence Park South Toronto
SPIS: N **Taxes: \$8,048.59/2023** **DOM: 1**
 Detached **Front On: S** **Rms: 8+3**
Link: N **Acre:** **Bedrooms: 3+1**
 2-Storey **Washrooms: 2**
 1x4x2nd, 1x3xLower
Lot: 25 x 132.5 Feet Irreg:
Dir/Cross St: Avenue Rd/N Of Eglinton

MLS#: C8359330 **Contract Date: 05/22/2024** **PIN#: 211620311**
Possession Remarks: 30/60 days

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Front Yard	Cable TV:
Basement: Finished / Sep Entrance	Gar/Gar Spcs: None / 0	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 1	Gas:
Heat: Radiant / Gas	Tot Prk Spcs: 1	Phone:
A/C: Wall Unit	UFFI:	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront:
POTL Mo Fee:	Family Room, Fireplace/Stove	Retirement:
Elevator/Lift:		Oth Struct:
Laundry Lev: Lower		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.17	x 6	Wainscoting	Ceramic Floor	Closet
2	Kitchen	Main	20.93	x 6.92	Eat-In Kitchen	Granite Counter	W/O To Deck
3	Living	Main	21.42	x 11.15	Leaded Glass	Hardwood Floor	Fireplace
4	Dining	Main	12.83	x 10.5	Wainscoting	Hardwood Floor	O/Looks Family
5	Family	Main	10.5	x 7.68	Stained Glass	Hardwood Floor	Bay Window
6	Prim Bdrm	2nd	13.25	x 11.32	Leaded Glass	Hardwood Floor	W/W Closet
7	2nd Br	2nd	16.34	x 8.99	Closet	Hardwood Floor	W/O To Sunroom
8	Sunroom	2nd	9.74	x 7.74	Hardwood Floor	Large Window	
9	3rd Br	2nd	11.58	x 8.92	Closet	Hardwood Floor	O/Looks Garden
10	Rec	Lower	25.43	x 8.99	Panelled	Above Grade Window	
11	Den	Lower	7.51	x 6.66			

Client Remks: Charming, detached family home in the highly sought-after Allenby neighbourhood with parking. Updated over the years, this spacious home has maintained gorgeous original features that evoke a warm, inviting feel. Gumwood wainscoting, hardwood floors, etched glass doors, stained and leaded glass windows, plus solid wood arched front door. The main floor features a traditional living room with wood burning fireplace, dining room, and bonus family room overlooking the back garden. Eat-in kitchen, renovated in the 90's, has spacious custom cabinetry, granite countertops, sliding doors to the deck. Second floor cathedral hallway, topped by a skylight, opens to 3 bedrooms, one with a bright tandem sunroom, and updated 4-piece washroom. Finished lower level has a large family/recreation room with above grade windows, 3-piece washroom, and separate bedroom or office space. It also offers a workshop, laundry room, and storage space. The south facing 25 X 132 foot lot has beautifully landscaped perennial gardens front and back. Allenby offers an excellent lifestyle for recreation, community, and highly rated local schools: Allenby Junior PS is steps away. Walk to subway, upcoming LRT station, and the shops and restaurants on Yonge, Avenue Road, Eglinton Avenue. This is the perfect opportunity to create your forever home!

Extras: Front Yard parking, Hot Water on Demand system, Updated Wiring (one K&T line to front exterior light).
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191