

# 329 Crawford Street

## Details:

- Bedrooms: 4+1.
- Bathrooms: 4.
- Square Footage: 2,808 square feet.
- Lot Size: 28.18 by 112.00 feet.
- Possession: TBD.

## Features:

Taken back to the bricks by the current owners, this home showcases not only impeccable quality and function but it is extremely energy efficient as well.

Open-concept living and dining rooms with direct walk-out to private rear gardens.

Custom kitchen with carefully planned storage, built-in pantry, stainless appliances and quartz countertops.

Second level holds three well-proportioned bedrooms, all serviced by a renovated four-piece bath.

Third floor holds a spectacular primary bedroom retreat, finished with three-piece bath, extra storage, a built-in office nook, and a Juliette balcony overlooking the rear garden setting.

Finished lower level with heated floors, a large recreation room, bedroom, 3-piece bathroom, laundry and a built-in desk.

Located just one block from Trinity Bellwoods Park, and steps from some of the best shopping and dining in the city.

Heat, hydro, gas, and water/sewage charges are included. Cable, internet and parking are not included. Landlord responsible for snow removal and landscaping.

## Inclusions:

Existing appliances including KitchenAid stainless steel fridge/freezer, GE Profile stainless steel gas stove, stainless steel Bosch exhaust hood, stainless steel Miele dishwasher, Bosch washer and dryer. All interior and exterior electric light fixtures except specifically noted. All window coverings, all hanging fans and all ductless air conditioning units. Couch in lower level recreation room.

## Exclusions:

All hanging art work and wall mounted televisions. Mirror in the front foyer vestibule. Black attached book shelves in living room and dining room. Hanging mirror in Lower level recreation room. Pull-up bar in recreation room.

# Neighbourhood:

## RECREATION

### **Fred Hamilton Playground**

2 minute walk

### **George Ben Park**

3 minute walk

### **Trinity Bellwoods Park**

4 minute walk

## SERVICES

### **Christie Subway Station**

18 minute walk

### **Dundas Streetcar Line**

4 minute walk

### **Toronto Western Hospital**

7 minute drive

## SCHOOLS

### **Charles G. Fraser Junior Public School**

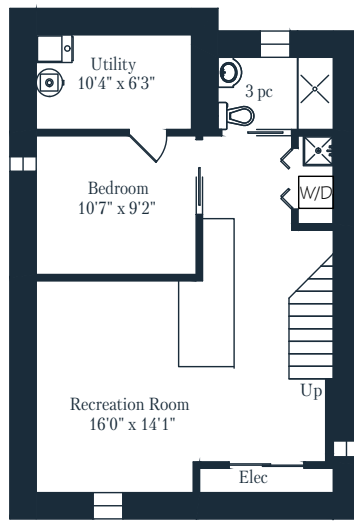
Grades JK to 6

### **Alexander Muir/Gladstone P.S.**

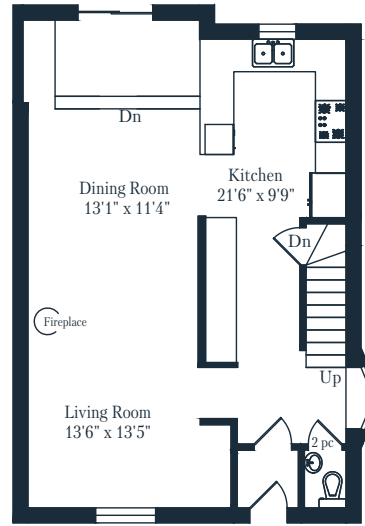
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### **École élém. Pierre-Elliott-Trudeau**

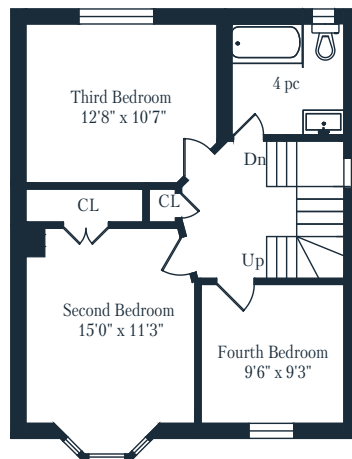
Grades PK to 6



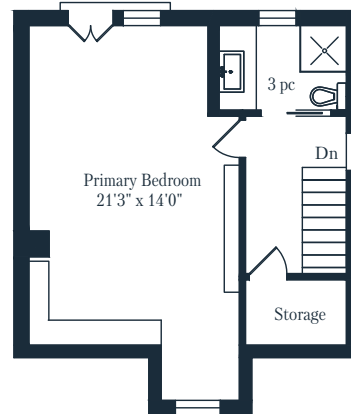
Lower Level  
788 Square Feet



Main Floor  
788 Square Feet



Second Floor  
670 Square Feet



Third Floor  
562 Square Feet

*Prospective purchasers should satisfy themselves as to the accuracy of the information, including all measurements, contained in these feature sheets. This information is provided by sources we believe to be reliable, but which may not be, and which we cannot therefore guarantee. Not intended to solicit buyers and sellers under contract.*