



137 DENISON AVENUE

TORONTO



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Welcome to 137 Denison Avenue

Welcome to 137 Denison Avenue, a home that has it all! Prime location in the heart of Kensington? Check! Stunning finishes combining modern & charming details? Check! Privacy AND 2 parking spots? Check! Rare 4 bed, 3 bath layout. As you step into your private retreat, you are welcomed into large principal rooms with soaring ceilings. Take note of lovingly maintained hardwood flooring throughout. The kitchen offers ss appliances, backyard access, and tile countertops. The main flr bed w/ bath is ideal for guests or office. Space abounds upstairs in large master bed with view onto tree-lined street, plus 2 more good-sized beds and full bath. Basement has income potential with separate entrance, full bath and bed! Outside, the 125' deep lot has plenty of space to enjoy your yard. Bonuses: environmentally friendly - solar panels on roof (with transferable contract), tankless water heater, green windows, draft proofing & insulation, entire home has been recently painted and recent oak hardwood floors in large bedroom upstairs and main floor bedroom - AND laneway suite potential (buyer to do due diligence)!!

 1,720 Square Feet
  \$5,670/2021
  4+1
  1



Room Measurements

MAIN	
Bedroom	11'1 x 11'8
Kitchen	16'4 x 11
Dining	10'2 x 13'4
living	10'2 x 16'6
SECOND	
Bedroom	19'1 x 10'8
Bedroom	10'2 x 12'4
Bedroom	15'1 x 13'4
Bathroom	4 Piece
BASEMENT	
Storage	
Utility	
Bedroom	14'3 x 16

