

Welcome to one of the most family friendly streets in all of High Park! Not only is this grand old dame located in arguably the best part of this beautiful west end neighborhood, Radford Avenue is also its own little community where neighbors host summer street parties and celebrate Christmas together. If you're looking for a sense of community this is your street!

Fun Fact!

For the avid gardener there is a rare fruit bearing **Paw Paw tree** in the front garden. While these trees are more common in tropical environments they are actually native to the US. They produce a sweet fruit similar to a mango or banana through September and October.

Key features include:

- Spacious foyer with period details and vintage light fixtures
- Grand dining room fit for a king!
- Large open concept living room/kitchen with gas fireplace and vintage lighting
- Large eat-in kitchen with access to back deck and garden
- Renovated 3 piece bath
- Three self-contained apartments on 2nd and 3rd floor
- Finished basement with two large bedrooms & 3 piece bath – potential for a generous self-contained lower level apartment
- Huge back yard with private drive and enormous 3 car garage; roof top patio potential with existing hydro intact

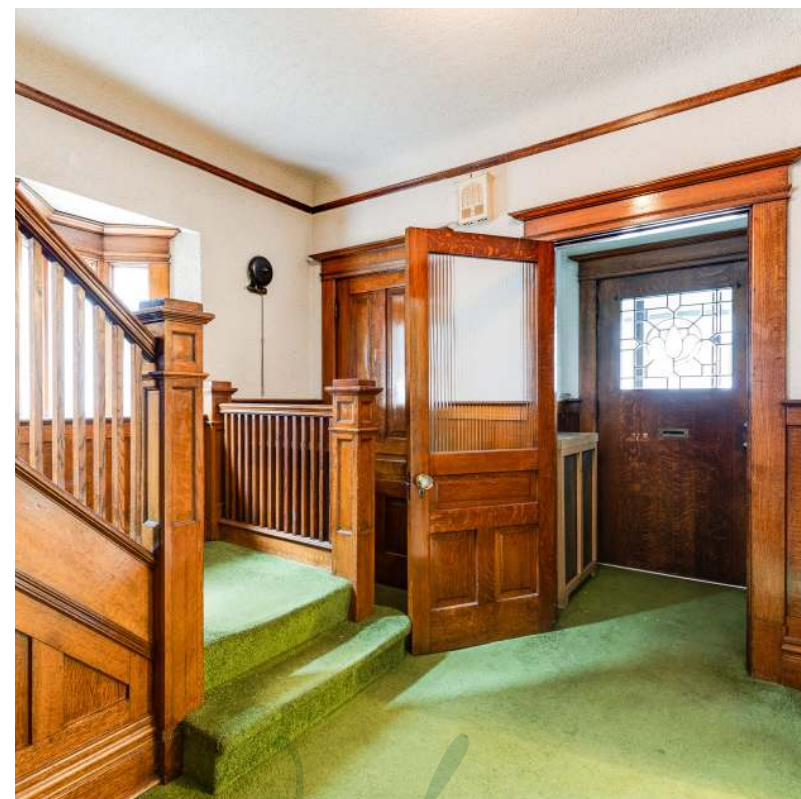
Neighborhood amenities:

- Mins on foot to Dundas West Subway Stop
- Mins on foot to Bloor Station UP Express
- Mins on foot to High Park and the tennis club
- 10 min bike ride south to trails along the lake
- Walking distance to Roncy Village
- Close proximity to the shops and restos in Bloor West Village

Neighborhood Schools:

- Howard Jr. Public School
- Fern Avenue Jr. & Sr. Public School
- Bloor Collegiate & Parkdale Collegiate
- Western Tech

52 RADFORD AVENUE



Welcome