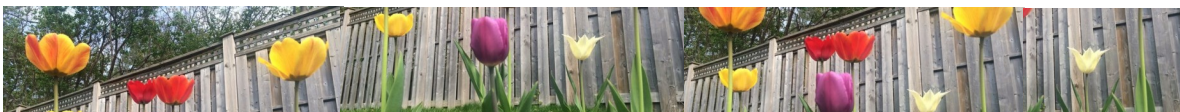




*Welcome to 130 Kalmar Ave*



*A Detached Delight in Family-Friendly Birch Cliff  
3+1 Bedrooms, Private Parking, Quiet Front Porch*



Cameron Weir, Sales Representative (416) 578-5400 [Cameron@TheWeirTeam.ca](mailto:Cameron@TheWeirTeam.ca)

Scott Hanton, Broker (416) 887-2530 [Scott@TheWeirTeam.ca](mailto:Scott@TheWeirTeam.ca)

Keller Williams Advantage Realty, Brokerage 1238 Queen St E Unit B, Toronto, ON M4L 1C3 O: (416) 465-4545 F: (416) 465-4533

[www.TheWeirTeam.ca](http://www.TheWeirTeam.ca)





*Original Touches & Charm are Peppered Throughout this Lovingly Updated Home*



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*Large, Modern Eat-In Kitchen with Walk-Out to Lush, Landscaped Gardens*



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*Open-Concept Dining, Ideal for Large Families or Formal Gatherings*



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*Bright & Spacious Master Bedroom Overlooking the Back Garden*



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*Two Additional Bright & Inviting Second Floor Bedrooms*



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## *Pride of Ownership Notes*

(as per current and prior owners)



from the backyard

*2002 – Windows, Chimney Repair, 100 Amp/Relocate Hydro Meter, Outside Plug, Kitchen Fan & Plug*

*2003- Dryer Plug New Lennox Furnace, Rebuilt Brick Retaining Wall on S. Side, Deck, New Light & switch by back door & Fridge plug - Replace bathroom fan, Retaining Steel Support in Backyard S. side*

*2006 - Double Driveway. Walkway & Curb, New Roof*

*2008/2009 – Fence, Copper Plumbing*

*2010 – Gas Water heater, Hot Tub, Front Door*

*2011 - Bathroom Counter, Water Supply Line to house, Basement Renos, Ducts Cleaned*

*2012 - Chimney Repair*

*2013 - Porch Repairs (Paint & Railings)*

*2014 - Sump Pump & Drain Kitchen Counter*



from the backyard



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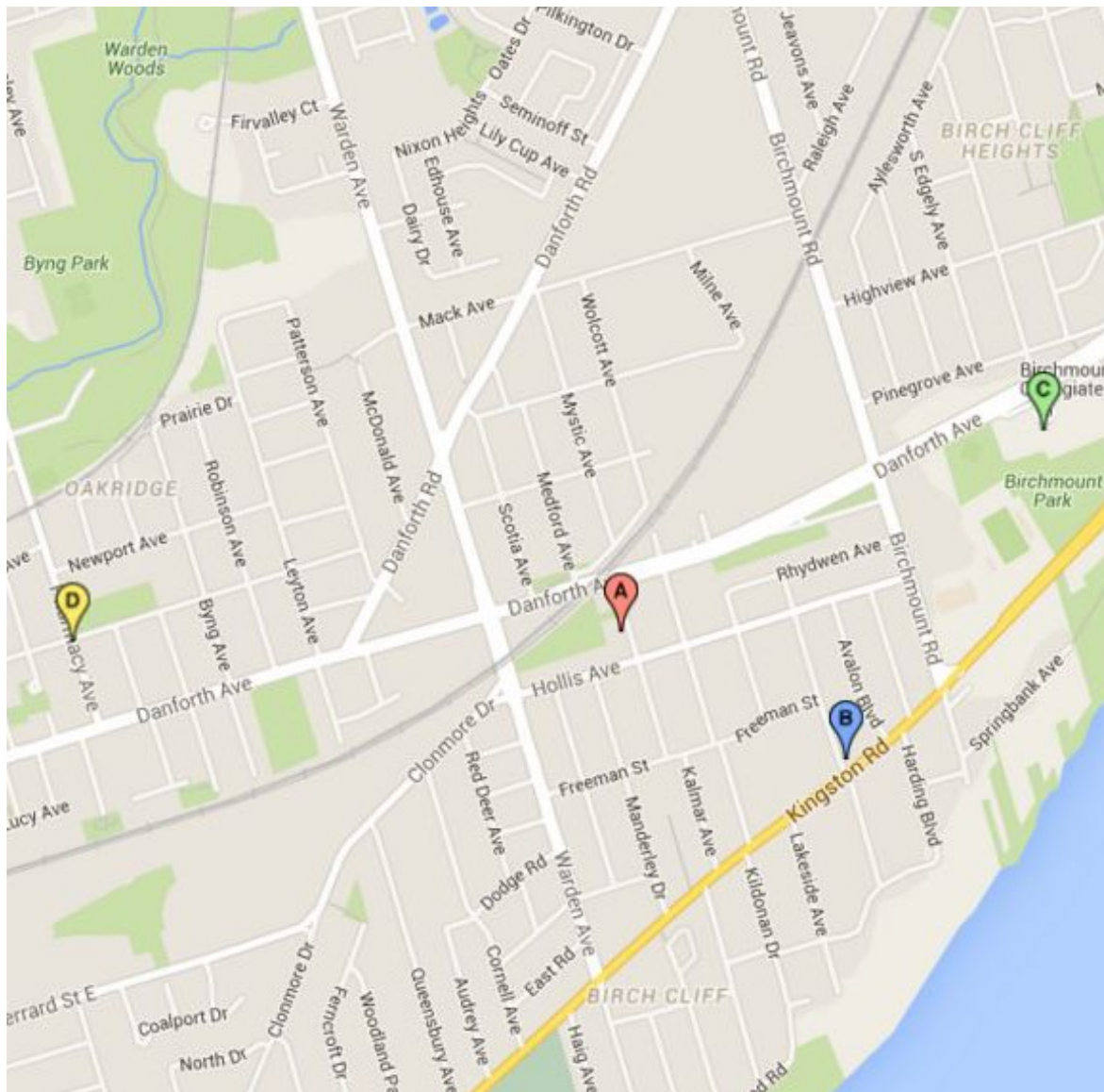
*Large Backyard Deck, Garden Shed, Built-In Hot Tub  
Beautifully Landscaped & Backing Onto a Peaceful City Park*



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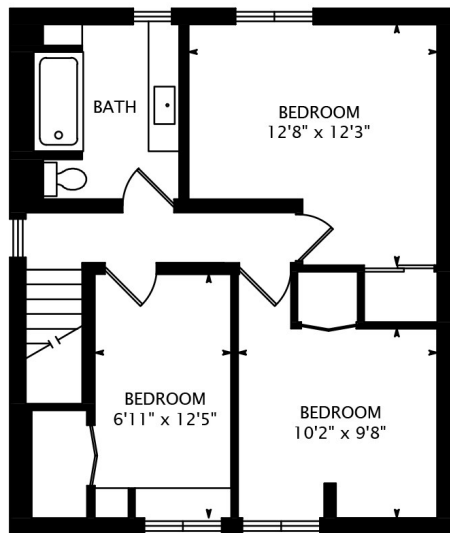
A) 130 Kalmar Ave

B) Birch Cliff Public School (GR. JK-08) 1650 Kingston Rd (416) 396-6060

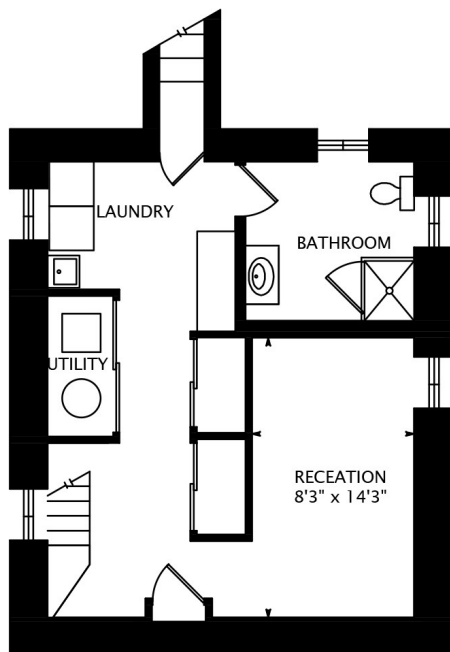
C) Birchmount Park Collegiate Institute (GR. 09-12) 3663 Danforth Ave (416) 396-6704

D) St. Dunstan's Catholic School 800 Greenwood Ave (416) 393-0620

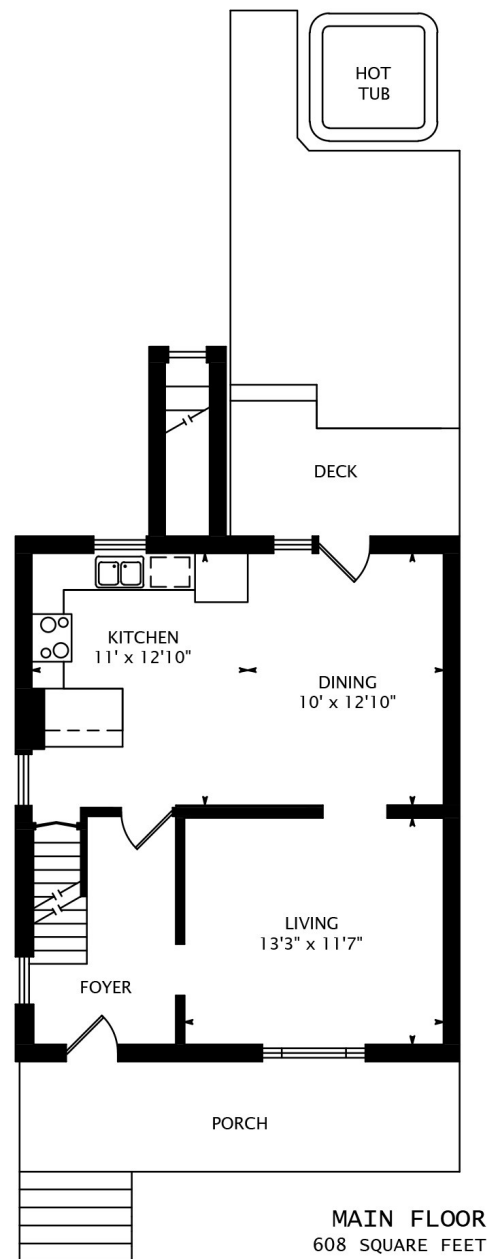




**SECOND FLOOR**  
608 SQUARE FEET



**LOWER FLOOR**  
564 SQUARE FEET



**MAIN FLOOR**  
608 SQUARE FEET

1216 SQUARE FEET  
+ 564 SQUARE FEET BELOW GRADE