

ADAM *Parsons* PARSONS GROUP



WELCOME TO
14 Clyde Avenue





14 Clyde Avenue

A wonderful traditional family home located in the heart of Bedford Park. Not only does this home have a double car garage, plenty of parking on the private drive, a beautiful sun-filled back deck and yard, it is also on a rare 55 X 155 lot. The main floor boasts soaring ceilings, French doors, a bright breakfast area, large dining room and spacious living room, great for entertaining. The family room and breakfast area have a walk-out to a beautiful backyard deck. With plenty of spacious bedrooms and a finished basement this home has everything to offer. Just steps to Avenue Road, where there are plenty of fantastic shops, restaurants, amenities and top-rated schools. This home is located in a family-oriented neighbourhood, being a great and safe place to live and raise a family.









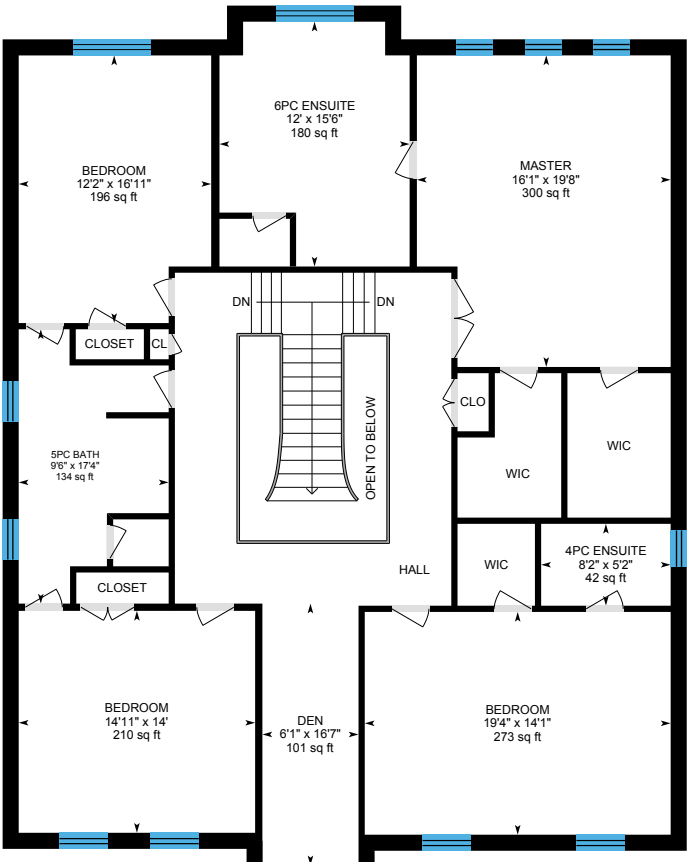




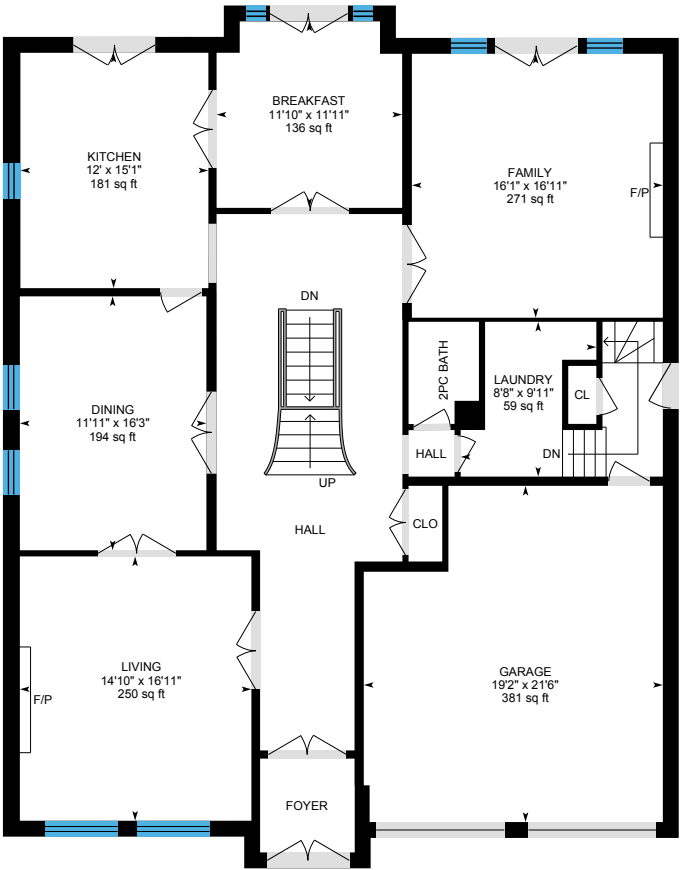




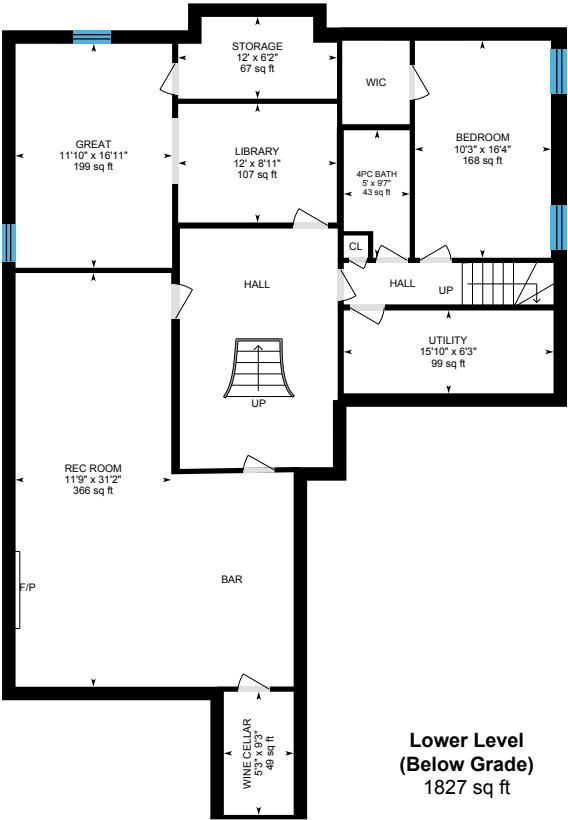




2nd Floor
2181 sq ft



Main Floor
1839 sq ft



Lower Level (Below Grade)
1827 sq ft

Details of the home

- Lot Size: 55 X 155
- Taxes:\$13,013.58
- Possession: 30-60 days
- Heating: forced air gas
- Cooling: central air
- Bedrooms: 4+1
- Bathrooms: 5
- Driveway: private
- Garage: double, built-in, on grade
- Central Vac
- Hardwood floors
- Backyard wooden deck
- Master Bedroom has a 6-piece en-suite with marble floors
- Master Bedroom has 2 large walk-in closets
- Two large Spectacular skylights on the second floor
- French Doors in the living room, dining room, family room, kitchen and breakfast area
- Breakfast area has a walk-out to the backyard deck
- Family room has a walk-out to the backyard deck
- Wood burning fireplace with marble surround in the family room
- Wood burning fireplace with marble surround in the living room
- 2-piece powder room on the main floor
- Direct access to the home through the garage
- Side door separate entrance to the home
- Lower level bedroom has a large walk-in closet
- Lower level library has many built-in book cases
- Lower level rec room has a wood burning fireplace, bar and wine cellar
- Jenn-air Double oven
- Jenn-air cook-top
- GE dishwasher
- Amana Fridge and Freezer
- Maytag Washer and Dryer



ADAM PARSONS GROUP

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