



CHRISTENSEN
REAL ESTATE GROUP



TORONTO

31 Garden Avenue



Welcome Home

Welcome to 31 Garden Avenue, a remarkable modern home in one of West Toronto's most charming neighbourhoods. Located along a quiet, tree-lined street in the heart of Roncesvalles, this uniquely contemporary home has been meticulously upgraded, making it a rare opportunity among the area's older properties. Featuring three bedrooms and three bathrooms, this two-storey property includes a fully-finished basement featuring a dedicated entertainment centre.

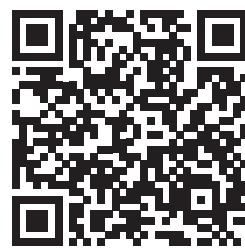
Stepping through the front door, you are welcomed by an exceptionally bright open-concept living room that's ideal for relaxation and entertaining. This space, along with the adjacent dining area is adorned with a gorgeous brick wall crafted with reclaimed materials from a historic property in the city. This refined touch serves as the perfect conversation piece. Towards the rear of the main

floor, a recently upgraded kitchen boasts modern appliances, including a new dishwasher, ample storage, and a large centre island with a built-in wine fridge.

The second floor hosts the home's three large, light-filled bedrooms, including a master with a four-piece ensuite. Upgraded with Toronto's four-season climate in mind, two of these bedrooms include recently installed energy-efficient windows.

Along with a private backyard, this home features a spacious, detached garage large enough for two

vehicles. Opportunity to expand the garage into a laneway house exists, adding income generating potential. The backyard's unique privacy is enhanced by a lush tree canopy. A true emblem of upscale modern living, the garage also includes a personal Tesla Charger, with an upgraded 200 AMP panel. Roncesvalles remains one of the most sought-after neighbourhoods in Toronto thanks to its historic, small-town ambience, abundance of locally owned businesses, exceptional schools and more.



FOR MORE
PHOTOS + DETAILS



Main Level

ENTRY/FOYER

- Enclosed glass entryway to exterior wood entry area
- Solid wood door with glass feature and European locking system
- Stone tile floor
- Ample storage area with three closets

LIVING ROOM

- Hardwood Floor
- Brick feature wall
- Designer light fixture
- Large window overlooking front yard

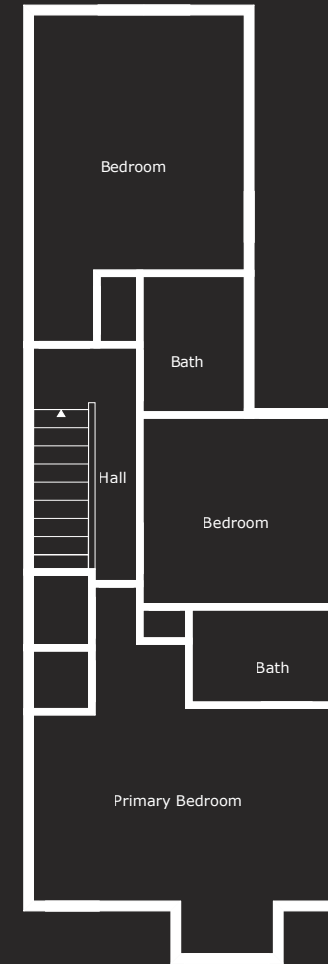
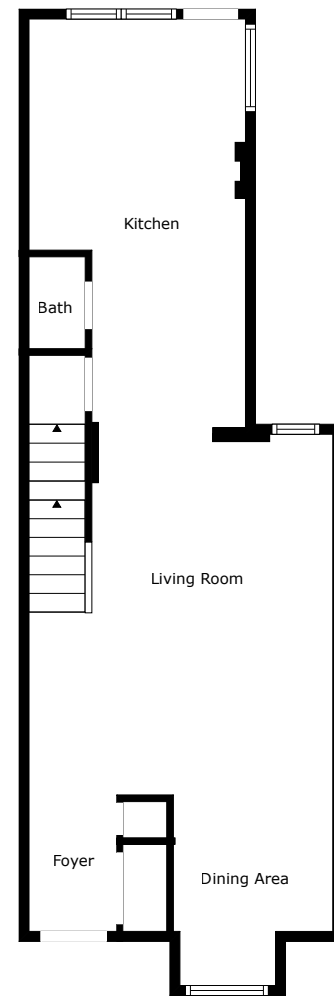
DINING ROOM

- Hardwood Floor
- Brick feature wall
- Designer light fixture
- Large window overlooking front yard

KITCHEN

- Hardwood floor
- Built-in storage cabinets
- Large island with built in wine fridge and seating for four
- Designer light fixture
- Stainless steel fridge
- Stainless steel dishwasher
- Stainless steel gas stove with stainless steel hood
- Large windows overlooking backyard with separate entry/exit and european locking system

TWO-PIECE BATHROOM



Upper Level

PRIMARY BEDROOM

- Hardwood floor
- Built in storage closets
- Large windows overlooking front yard
- Potlights

THREE-PIECE ENSUITE BATH

SECOND BEDROOM

- Hardwood floor
- Large window overlooking backyard
- Built in storage closet
- Light fixture

THIRD BEDROOM

- Hardwood floor
- Storage closet with built-in
- Sunlit with multiple windows
- Potlights and light fixture

FOUR-PIECE FAMILY BATHROOM



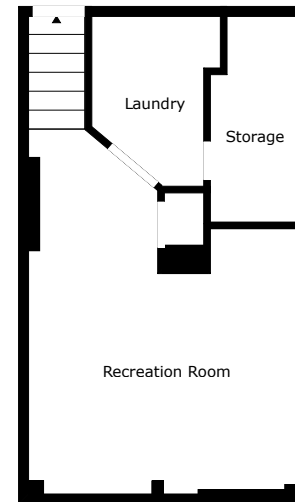
Lower Level

FAMILY ROOM

- Vinyl floor with new subfloor
- Built-in entertainment system
- Pot-lights

LAUNDRY AREA

- Concrete floor
- Stackable Washer and Dryer
- Built in Storage
- Pot lights



Extras & Upgrades

UPGRADES

- Backyard New Fences - **June 2018**
- Waterproofing Basement - **March 2019**
- Renovated Basement : New Sub Floor, New West Wall Insulation & Drywall, New Flooring - **October 2019**
- Backyard New Pavers - **August 2020**
- Installed Tesla Charger & Panel Upgrade to 200AMP - **October 2022**
- New Laundry Washer / Dryer - **2022**
- New Dishwasher - **2022**
- New Energy Efficient Windows in 2 Bedrooms - **2022**
- Washroom Sinks and New Vanity Tops replaced in 2 Upstairs Washrooms - **2024**

INCLUSIONS

- Blinds and blind rods
- Large mirror in basement
- Washroom mirrors
- Garage cabinet system
- Laundry room shelf and sorting baskets
- Basement base surround system
- Custom basement TV Wall unit.

EXCLUSIONS

- TV's
- Living Room Wall Shelf Unit
- Furniture & art

LOT SIZE: 20.08 x 125
TAXES: \$7,255.72 (2023)



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Ready to Reach Out?

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