



FOR SALE

DETACHED

MLS# C13845394

# 313 Vaughan Road, Toronto, ON M5C 2N5

Humewood-Cedarvale, Toronto · M5C 2N5

C\$ 1,129,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 2         | 900   | 3       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Welcome to Tremendous Humewood-Cedarvale. This is one of Toronto's most desired & highly sought after family friendly neighborhoods. 313 Vaughan Road offers a sun-filled south exposure fully detached 2 + 1 bedroom 2 bath, raised bungalow with a fully finished basement/separate entrance in-law /rental potential and a fully detached solid concrete block 2 car garage serviced by a paved driveway on a large 25' x 120' lot. Along with its tremendous location, this beautifully appointed home has considerable upside and growth potential as your family needs grow - add a floor, explore conversion of the garage to a coach house or additional living space, or simply enjoy this beautiful, well-maintained home. Step outside to enjoy the mature backyard, creating a peaceful outdoor space for entertaining, gardening or family gatherings. Immediate access to TTC surface routes and direct bus connectivity to the newly opened Line 5 Eglinton Crosstown LRT or Line 1 Yonge-University subway taking you midtown or downtown within minutes. For the drivers enjoy quick access to Allen Road & Hwy 401. For the outdoor enthusiasts, walkers runners & cyclists access to Cedarvale Park and ravine trails, belt-line railway trail, kids splashpads, tennis courts and some of Toronto's top schools are all within a short walk, run or ride away. Shop, dine & entertainment with so many options close by including along St. Clair West Village, Spadina Village, Forest Hill or Yorkdale, all minutes away. An exceptional residence in an outstanding location - a rare find that delivers on every front. Upgrades include New flooring and 1/4 round in LR/DR , new smooth painted ceilings in bedrooms 1 & 2. New entrance door in basement to backyard with glass insert & side lights , new door hardware on all main floor doors and all exterior doors as well as freshly painted exterior doors. Natural wood FP in LR with granite apron, upgraded kit with Bianco Reale marble top & 14"x 28" porcelain tile.

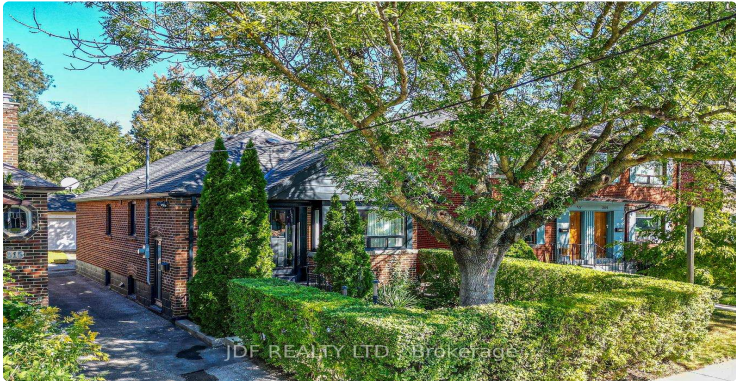
## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit

## PROPERTY DETAILS

|                |                    |
|----------------|--------------------|
| PROPERTY TYPE  | Detached           |
| LISTING STATUS | For Sale           |
| STYLE          | Bungalow-Raised    |
| PROPERTY TYPE  | Detached           |
| BASEMENT       | Apartment          |
| FACING         | North              |
| AREA RANGE     | 700-1100 sqft      |
| PARKING        | 3 spaces           |
| ANNUAL TAX     | \$6,353            |
| POSTAL CODE    | M5C 2N5            |
| NEIGHBOURHOOD  | Humewood-Cedarvale |

GALLERY





## LISTING AGENT

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.