



FOX MARIN ASSOCIATES LTD., Brokerage

FOR SALE DETACHED MLS# C14029840

26 Claxton Boulevard, Toronto, ON M6C 1L8

Humewood-Cedarvale, Toronto · M6C 1L8

C\$ 1,700,000

3	2	1,750	4	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

On a charming and grand historic boulevard in an amazing community, this large & graceful historical gem seeks the next talented visionary to reclaim the magnitude, the grandeur, and the significance. Steeped in history, and in the same family for over 60 years, now is the time to seize the opportunity before it's gone again for another generation. The strength and weightiness of these bones cannot be overstated: this is a magnificent double brick home that commands respect and demands to be brought back to prominence through special treatment, love, and care. Standing tall, level, true and proud since 1936, the stories it could tell you of the events it's been through, and the times that it's seen, would simply take your breath away. Spacious, airy, bright and gorgeous are just the beginning of the descriptors. 3 generous bedrooms, expansive living and dining spaces, and a large private backyard all beckon for your updates and personal touches. A private drive with a garage offers the current option of 4 or 5 car parking, or the ability to reimagine parts of that space for various options including an addition or the potential of a garden suite. Bring forth only your finest, for this property deserves nothing but the very best for the makeover and reimagining, before it boldly moves into the future and the next chapter of life. Step forward, brave souls, and see if you feel that you are worthy to the task. If you are, you shall be rewarded greatly.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Partially Finished
FACING	North
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	4 spaces
ANNUAL TAX	\$7,842
POSTAL CODE	M6C 1L8
NEIGHBOURHOOD	Humewood-Cedarvale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Fireplace, Separate Room, Hardwood Floor

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ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	Large Window, Hardwood Floor, Separate Room
Kitchen	Main	—	Double Sink, Backsplash, Window
Dining Room	Main	—	Sliding Doors, Combined w/Kitchen, Overlooks Backyard
Primary Bedroom	Second	—	Hardwood Floor, B/I Closet, 2 Pc Ensuite
Bedroom 2	Second	—	Walk-In Closet(s), B/I Shelves, Hardwood Floor
Bedroom 3	Second	—	Hardwood Floor, Closet, Window
Recreation	Lower	—	Above Grade Window, Separate Room

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.