



FOR SALE DETACHED MLS# C14125296

313 Vaughan Road, Toronto, ON M5C 2N5

Humewood-Cedarvale, Toronto · M5C 2N5

C\$ 989,900

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

ABOUT THIS PROPERTY

Welcome to Tremendous Humewood-Cedarvale, one of Toronto's most sought-after, family-friendly neighbourhoods. This beautifully maintained, fully detached raised bungalow offers exceptional space, versatility & future potential on a generous 25' x 120' lot. Filled with natural sunlight from its desirable south-facing exposure, the home features 2 + 1 bedrooms & 2 bathrooms, a fully finished basement with a separate entrance for in-law suite or rental potential, plus a fully detached, solid concrete-block two-car garage. Recent updates & features include: upgraded kitchen w/marble counter, natural wood-burning fireplace w/granite mantel & hearth, new flooring in living & dining rooms, new plaster ceilings in living room, dining room & bedrooms, new door hardware on main floor & all exterior doors. Move in & adore the home as it is, a comfortable & thoughtfully maintained residence in an outstanding location or explore its possibilities over time. Outside, the mature backyard offers a private, peaceful setting perfect for entertaining, gardening, relaxing & gathering with family & friends. Exceptional Location. Enjoy immediate access to TTC bus connections to Line 5 Eglinton LRT & Line 1 Yonge University subway, providing convenient access to midtown & downtown Toronto. Drivers will appreciate quick access to Allen Road & Highway 401. Outdoor enthusiasts will love the proximity to Cedarvale Park, the Beltline Trail, ravine trails, children's splash pads, tennis courts & numerous recreational amenities - all within a short walk, run or bike ride. Families will favour close proximity to some of Toronto's highly regarded schools & countless shopping, dining & entertainment options nearby - St. Clair West Village, Spadina Village, Forest Hill & Yorkdale Mall - just minutes away. An exceptional home in an outstanding location, 313 Vaughan Rd is a rare opportunity offering character, flexibility & tremendous potential in one of Toronto's most desirable family neighbourhoods.

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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