



FOR SALE

DETACHED

MLS# E13494922

1303 Woodbine Avenue, Toronto, ON M4C 4E8

Woodbine-Lumsden, Toronto · M4C 4E8

C\$ 999,000

4	2	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this spacious detached two-storey home with private drive 1 parking, offering a functional layout in a highly desirable neighbourhood. Featuring 4 generous bedrooms, this home boasts a bright open-concept living and dining area, perfect for both everyday living and entertaining. The large eat-in kitchen offers an abundance of cabinetry and storage, providing plenty of space for family meals and gatherings. The finished basement with a separate entrance provides additional living space and added flexibility to suit a variety of lifestyles. Ideally situated for everyday convenience, this home offers a bus stop right at your doorstep, quick access to the DVP, and convenient transit connections to Woodbine Subway Station. Enjoy being just minutes from the vibrant Danforth, where you'll find an excellent selection of cafés, restaurants, boutiques, and everyday amenities. Outdoor enthusiasts will appreciate the close proximity to the Beaches, waterfront trails, Taylor Creek Park, and numerous parks and green spaces, providing endless opportunities for walking, cycling, jogging, and recreation. Offering generous living space, exceptional convenience, and an unbeatable location, this is a fantastic opportunity to own a wonderful family home in one of the area's most sought-after neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$5,776
POSTAL CODE	M4C 4E8
NEIGHBOURHOOD	Woodbine-Lumsden

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Sunroom	Main	—	—
Living Room	Main	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	—
Kitchen	Main	—	—
Bedroom 4	Main	—	—
Primary Bedroom	Second	—	—
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
Laundry	Second	—	—
Recreation	Basement	—	—
Laundry	Basement	—	—
Other	Basement	—	—

GALLERY





LISTING AGENT

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