



FOR LEASE

DETACHED

MLS# E13634170

16 Coxwell Boulevard Lower, Toronto, ON M4C 3G7

East York, Toronto · M4C 3G7

C\$ 2,000/mo

2	1	1,300	1	51-99	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this beautifully maintained lower-level suite in the highly sought-after East York neighbourhood, ideal for one to two occupants. Offering a private separate entrance, this spacious unit features a welcoming foyer with a storage closet, two generously sized bedrooms, each with its own closet, and a full 4-piece bathroom with a tub and shower combination. The thoughtfully designed layout includes a bright and spacious living room with a cozy gas fireplace, an additional oversized recreation room that is perfect for a home office, gym, or additional living space, and an upgraded kitchen complete with quartz countertops. Enjoy the convenience of your own private in-suite washer and dryer, forced-air heating, central air conditioning, and central vacuum. Perfectly situated just steps to TTC transit with only a 5-minute bus ride to Coxwell Station and quick access to the Don Valley Parkway, this home offers exceptional convenience for commuters. Outdoor enthusiasts will appreciate being just steps from Taylor Creek Park, scenic ravine trails, and walking and cycling paths. Everyday amenities, including Shoppers Drug Mart, grocery stores, Starbucks, LCBO, bakeries, restaurants, and excellent elementary, middle, and high schools, are all within walking distance. Pets may be considered. Flexible occupancy is available to accommodate your preferred move-in date.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Ravine

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Full, Finished
FACING	West
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
POSTAL CODE	M4C 3G7
NEIGHBOURHOOD	East York

ROOM BREAKDOWN

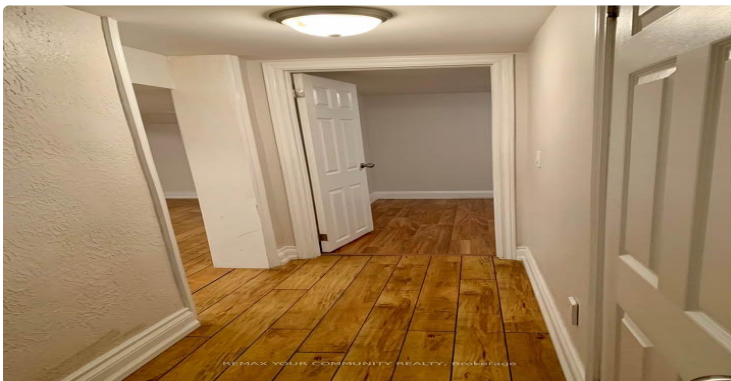
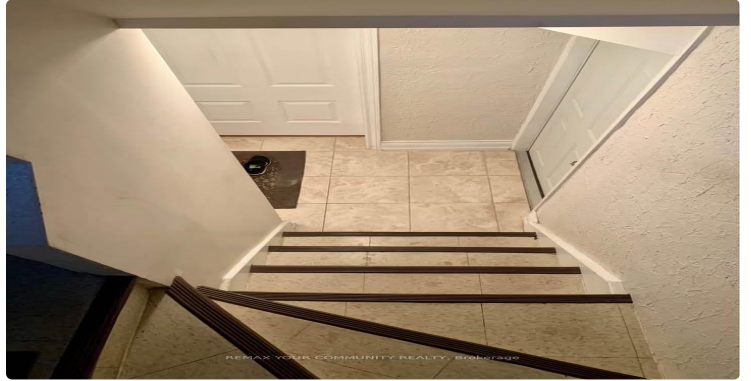
ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Basement	—	—
Living Room	Basement	—	—

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ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Basement	—	—
Kitchen	Basement	—	—
Primary Bedroom	Basement	—	—
Bedroom 2	Basement	—	—
Recreation	Basement	—	—
Laundry	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

REMAX YOUR COMMUNITY REALTY

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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.