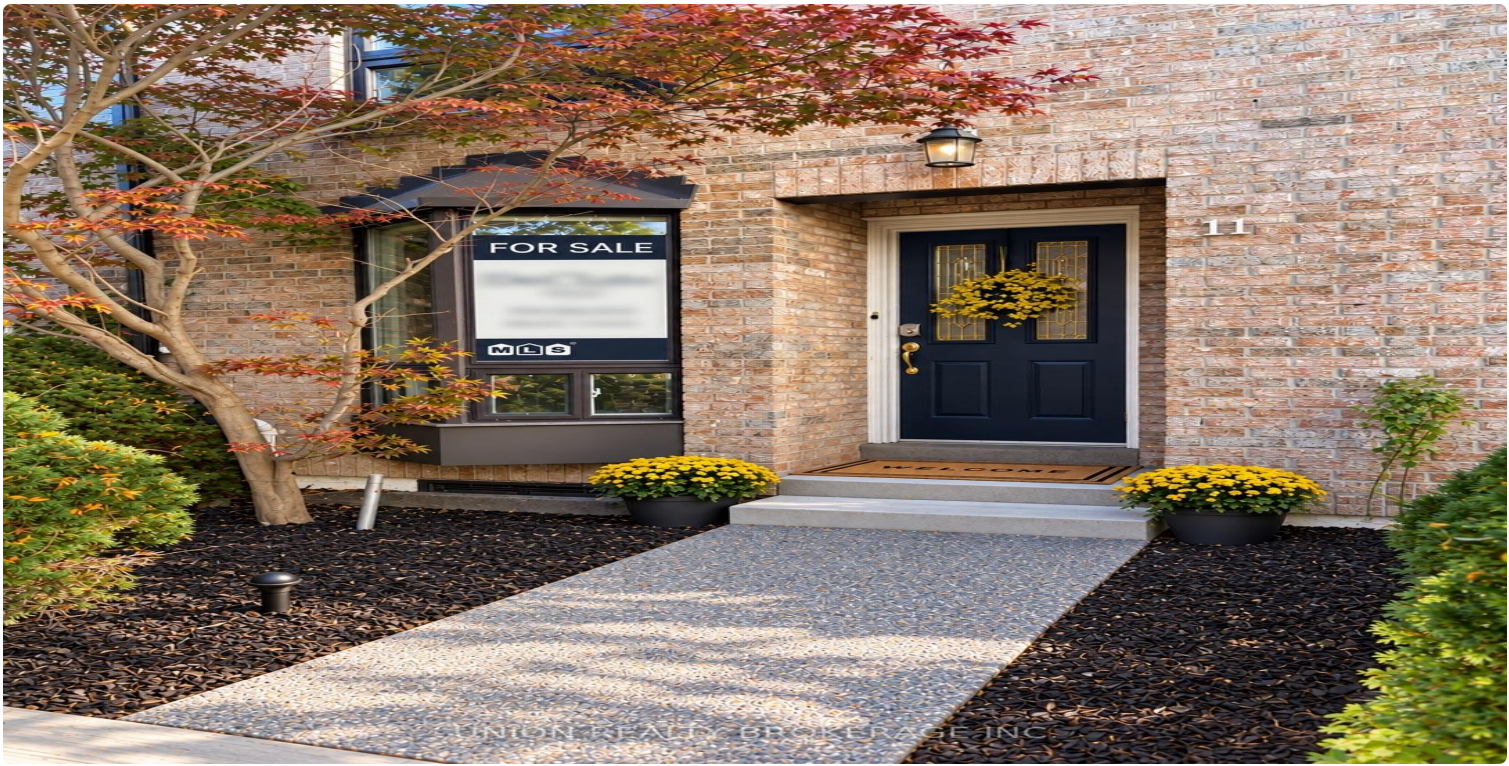




FOR SALE

CONDO TOWNHOUSE

MLS# E13866988

30 Livingston Road 11, Toronto, ON M1E 1K6

Guildwood, Toronto · M1E 1K6

C\$ 699,900

4	3	1,700	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A hidden gem in the city, surrounded by nature and nestled within a community that's increasingly hard to find.Situated at the bright, welcoming entrance of Lakeside Village, Unit 11 offers a rare combination of space, privacy and natural beauty in the quiet south end of Guildwood, overlooking the Bluffs and Lake Ontario. Across from Guild Park Forest, The Guildwood Estate Inn and the Clark Centre for the Arts, and steps from the lake, nature is part of everyday life.From the windows, mature trees and lush greenery create an ever-changing backdrop. The private backyard offers a peaceful retreat, with birds, wildlife and the changing seasons providing an escape from the pace of the city-a setting that invites creativity, whether through meditation, poetry, painting or simply taking a quiet moment to observe and reflect.Thoughtfully laid out across four levels, including the finished basement, this spacious townhome offers over 1,700 sq. ft., 4 bedrooms, 3 bathrooms, with a washroom on each of the three main floors, and parking for 2 cars, including one underground space. Generous principal rooms with large closets, an updated kitchen, backyard walk-out and ample laundry and storage space make this a practical family home. Solidly built, these homes offer a remarkable sense of quiet, with neighbouring households rarely heard. Key mechanical systems and appliances have also been attended to.Beyond the home is a welcoming community of longtime residents and young families, where children play safely away from open roads and neighbours enjoy a lovely community pool with stunning lakeside view. Walk to Elizabeth Simcoe Jr. Public School, with Guildwood GO conveniently located at the top of the street.Four levels of living. Nature at your doorstep. A true sense of community. A special pocket of Toronto to call home.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Condo Townhouse
BASEMENT	Finished
AREA RANGE	1600-1799 sqft
PARKING	2 spaces
ANNUAL TAX	\$3,123
POSTAL CODE	M1E 1K6
NEIGHBOURHOOD	Guildwood

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	4.28 x 3.35	Large Window, W/O To Patio, Crown Moulding

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UNION REALTY BROKERAGE INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Ground	2.50 x 3.25	Combined w/Living, Crown Moulding
Kitchen	Ground	4.85 x 2.27	Stainless Steel Appl, Window, Overlooks Garden
Bedroom 2	Second	4.00 x 3.50	Double Closet, Overlooks Frontyard, Parquet
Bedroom 3	Second	3.53 x 3.50	Double Closet, Overlooks Backyard, Parquet
Primary Bedroom	Third	4.35 x 4.23	Broadloom, His and Hers Closets, Large Window
Bedroom 4	Third	3.24 x 4.26	Broadloom, Double Closet, Window
Recreation	Basement	—	Finished, Window
Laundry	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

UNION REALTY BROKERAGE INC.

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.