



FOR SALE

DETACHED

MLS# E14081690

312 Kenilworth Avenue, Toronto, ON M4L 3S8

The Beaches, Toronto · M4L 3S8

C\$ 1,725,000

4	3	1,750	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Some homes have character you simply can't recreate. At 312 Kenilworth, that character comes with generous living spaces, inviting outdoor retreats & flexibility for the way you live-all on a quiet, tree-lined street in Toronto's sought-after Beaches neighbourhood. This detached home offers 3+1 bedrooms & 2.5 bathrooms. The front sunroom sets the tone with an unexpected feature:a glass garage door that opens the space to the outdoors. Enjoy it as an open porch or an enclosed retreat for coffee, reading, a home office or game nights. New front decking, stairs, gate and landscaping that makes room for 2 cars, create a welcoming arrival. Generous living & dining rooms offer space to gather, with a walkout to the backyard. A completely new kitchen, installed in 2026, features Corian countertops and three of four appliances less than three years old. New 2026 windows at the rear of the main floor and in the upstairs primary bedroom complement the improvements. Upstairs, the spacious, four-piece, spa-like bathroom offers a relaxing retreat, with its vanity & window replaced three years ago. Outside, a tiered garden and low-maintenance landscaping create a private setting for relaxing and entertaining. Cobblestones salvaged from the streets of old Toronto give the backyard a distinctive sense of history-a fitting complement to the home's character. Completely renovated around 2013, the bright basement apartment has a separate entrance and windows extending above grade-an inviting option for extended family, an in-law suite or a teenager's retreat. For buyers imagining a future expansion, the oversized attic and flat roof above the rear addition offer possibilities, subject to feasibility, permits and approvals. Set on a 25-by-110-foot lot, with parks, schools, community centres, shops, TTC and GO transit nearby, 312 Kenilworth brings together character, everyday comfort and room for life to unfold.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Beach
- ✓ Lake Access
- ✓ Library
- ✓ Marina
- ✓ Park
- ✓ Public Transit

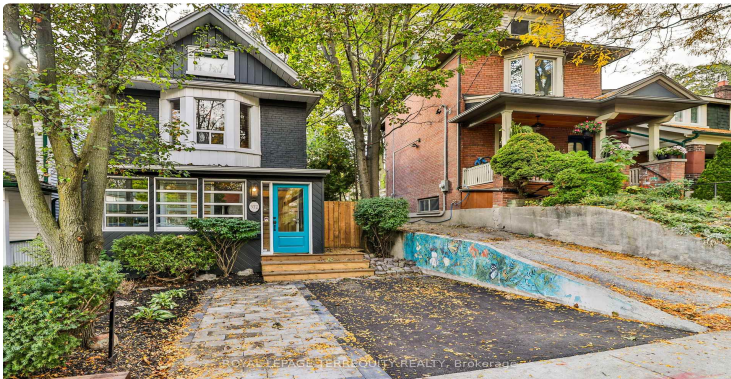
PROPERTY DETAILS

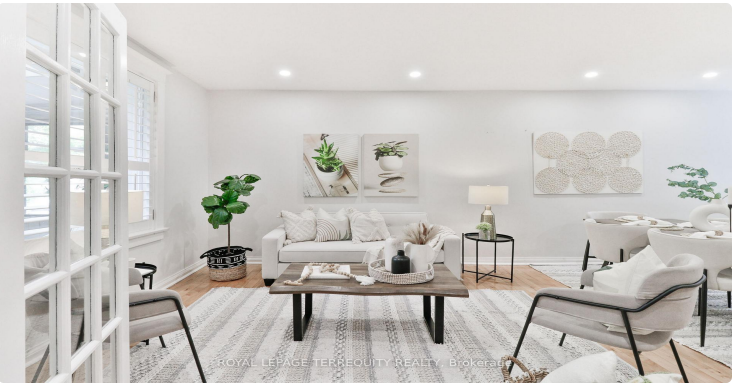
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	1 spaces
ANNUAL TAX	\$7,750
POSTAL CODE	M4L 3S8
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Sunroom	Main	—	Skylight
Living Room	Main	—	Hardwood Floor, Combined w/Dining
Kitchen	Main	—	—
Dining Room	Main	—	Hardwood Floor, Combined w/Living
Family Room	Main	—	Hardwood Floor, W/O To Deck, Large Window
Primary Bedroom	Second	—	Hardwood Floor, W/O To Balcony, Double Closet
Bedroom 2	Second	—	Hardwood Floor, Closet
Bedroom	Second	—	Hardwood Floor, Closet
Living Room	Sub-Basement	—	Slate Flooring, Combined w/Br, W/O To Yard
Bedroom	Basement	—	Slate Flooring, Combined w/Living, Pot Lights
Laundry	Basement	—	—

GALLERY





LISTING AGENT

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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.