

FOR SALE | DETACHED | MLS# E14150726

50 Holborne Avenue, Toronto, ON M4C 2P9

Danforth Village-East York, Toronto · M4C 2P9

C$ 1,499,000

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

ABOUT THIS PROPERTY

Beautifully Designed Custom-Built Detached Home in the Heart of East York! Welcome to 50 Holborne Avenue! Situated on a 23 x 100 ft lot, this impressive two-storey home features 3+1 bedrooms, 4 bathrooms and a beautifully appointed interior filled with natural light. The inviting main level showcases hardwood flooring, elegant pot lights and a spacious open-concept layout ideal for everyday living and entertaining. The modern kitchen features granite countertops, generous preparation space and a seamless connection to the dining area, complete with a cozy gas fireplace and walkout to the backyard patio. Upstairs, the spacious primary retreat offers a walk-in closet and private four-piece ensuite, while two additional generously sized bedrooms provide comfortable accommodations for family or guests. Three skylights bring additional natural light into the home. The finished lower level offers impressive versatility with approximately 8-foot ceilings, a separate entrance, walkout to the outdoors, an expansive recreation area, additional bedroom or office space and a second kitchen, making it ideal for extended family, multigenerational living or potential income opportunities. Complete with a private driveway, detached garage and additional parking, this home offers the convenience and flexibility today's buyers appreciate. Enjoy an established, family-friendly East York neighbourhood just minutes from the vibrant Danforth, with its wonderful selection of restaurants, cafés, boutiques and everyday conveniences. Close to parks, schools, community amenities, TTC transit and the Coxwell subway station, with convenient access to downtown Toronto. A wonderful opportunity to enjoy the space and comfort of a detached home in one of Toronto's most connected and welcoming communities!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Fenced Yard
- ✓ School
- ✓ Hospital

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	$7,390
POSTAL CODE	M4C 2P9
NEIGHBOURHOOD	Danforth Village-East York

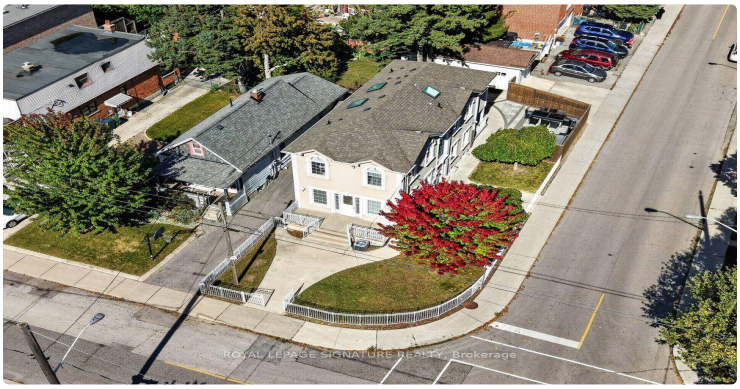
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	5.68 x 5.02	Combined w/Dining, B/I Ctr-Top Stove, Hardwood Floor
Dining Room	Main	5.68 x 5.02	Gas Fireplace, W/O To Patio, Hardwood Floor
Living Room	Main	5.72 x 5.16	Open Concept, Hardwood Floor, Pot Lights
Primary Bedroom	Second	4.49 x 4.12	4 Pc Ensuite, Walk-In Closet(s), Hardwood Floor
Bedroom 2	Second	4.64 x 4.12	Double Closet, Hardwood Floor, Window
Bedroom 3	Second	3.57 x 2.77	Double Closet, Hardwood Floor, Window
Family Room	Lower	7.74 x 5.09	Open Concept, Walk-Out, Laminate
Bedroom	Lower	5.64 x 3.24	Laminate, 3 Pc Ensuite

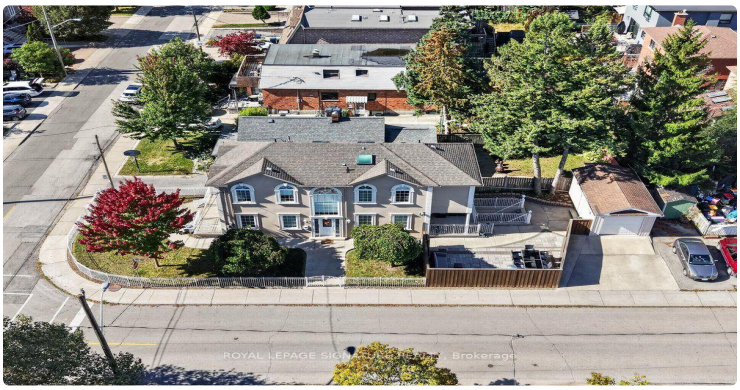
GALLERY


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


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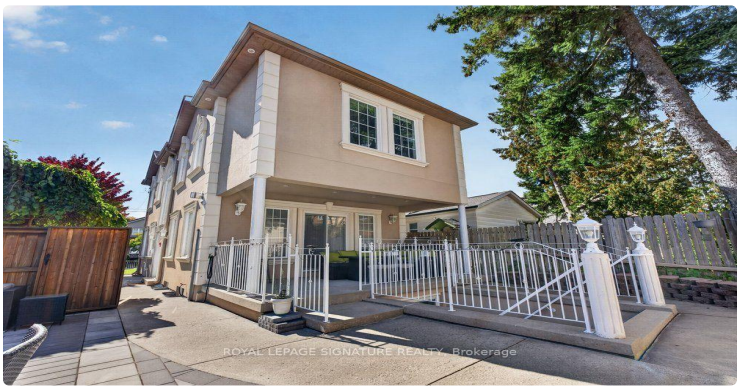

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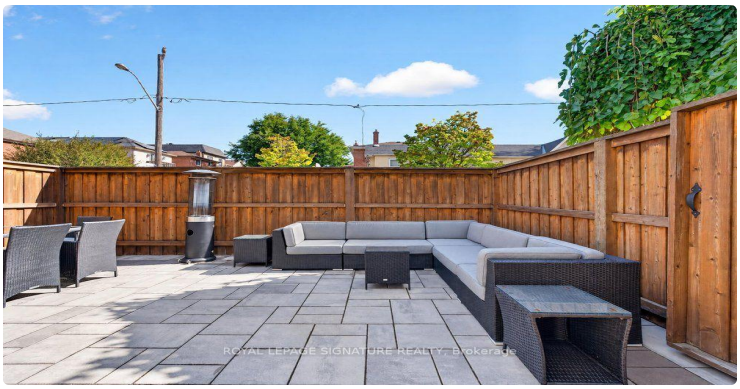

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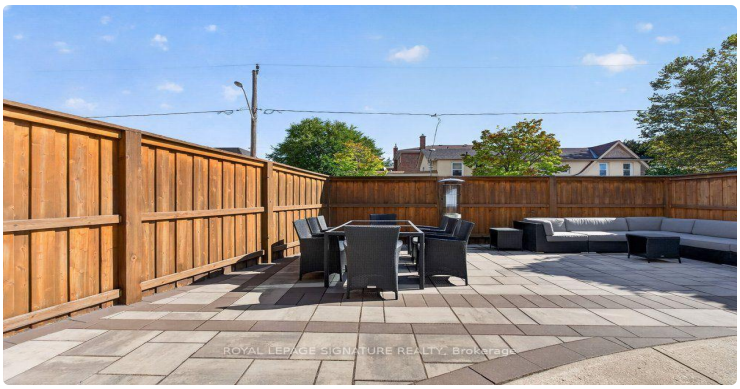

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LISTING AGENT

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