



FOR SALE

DETACHED

MLS# W13827478

74 Raven Road, Toronto, ON M6L 2A7

Rustic, Toronto · M6L 2A7

C\$ 1,115,000

3	3	1,300	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

If your household includes kids, grandparents, frequent guests, teenagers who would prefer their own space, or some combination of the above, this house gives everyone a little room! The main floor has a bright open living and dining spaces and a kitchen with both a breakfast bar and enough room for a table. Upstairs are three good-sized bedrooms, including an oversized primary bedroom with its own balcony. Between that, the backyard and the huge covered front porch downstairs, there are also multiple outdoor hang-out places for everyone. The basement has had a serious glow-up. Beautifully renovated with a full kitchen, bathroom, a cantina, large laundry room and separate entrance from the backyard, it opens up all kinds of possibilities. A rec room, space for grandparents, older kids, a nanny, guests... or keep the whole thing for yourself! Out back, there's a lot of green space to work with. Kids, dogs, gardens, a trampoline, an aggressively large patio set... there's room for it all. When it comes to the neighbourhood, Rustic is a quiet residential pocket with schools nearby and Maple Leaf Park a short walk away (if you're looking for a splash pad, playground and tennis courts.) Yorkdale Shopping Mall is close when you need more shopping than anyone could reasonably need, and the 401 and 400 make getting around the city simple and straightforward. And then there's Rustic Bakery... If you know, you know. If you don't, you will.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Park
- ✓ Library
- ✓ School

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	1100-1500 sqft
PARKING	6 spaces
ANNUAL TAX	\$5,045
POSTAL CODE	M6L 2A7
NEIGHBOURHOOD	Rustic

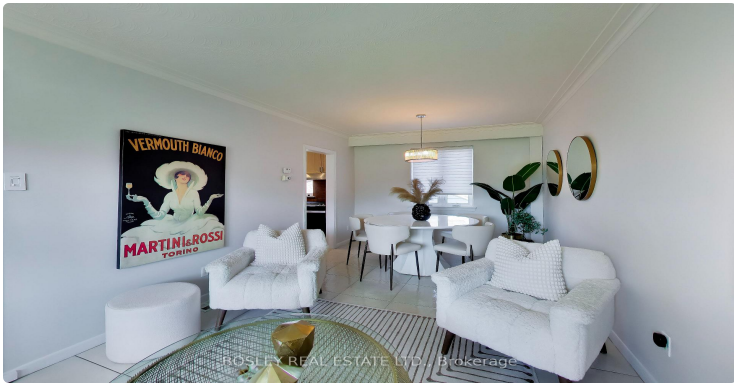
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Breakfast Bar, Eat-in Kitchen, Tile Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Breakfast	Main	—	Pantry, Combined w/Kitchen, Tile Floor
Living Room	Main	—	Large Window, Combined w/Dining, Tile Floor
Dining Room	Main	—	Window, Combined w/Living, Tile Floor
Bathroom	Main	—	Window, 2 Pc Bath, Tile Floor
Primary Bedroom	Second	—	Window, W/O To Balcony, Hardwood Floor
Bedroom 2	Second	—	Window, Closet, Hardwood Floor
Bedroom 3	Second	—	Window, Closet, Hardwood Floor
Bathroom	Second	—	Window, 4 Pc Bath, Tile Floor
Recreation	Lower	—	Window, W/O To Yard, Vinyl Floor
Kitchen	Lower	—	Window, Stainless Steel Appl, Vinyl Floor
Cold Room/Cantina	Lower	—	Window, Vinyl Floor
Laundry	Lower	—	Window, Vinyl Floor
Bathroom	Lower	—	3 Pc Bath, Separate Shower, Tile Floor
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GALLERY





LISTING AGENT

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