FOR SALE | DETACHED | MLS# W14129042

27 Verbena Avenue, Toronto, ON M6S 1E6

High Park-Swansea, Toronto · M6S 1E6

C$ 1,999,999

4	3	2,250	2	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Bloor West Village Beauty! A rare 3+1 bedroom 1930s home offering remarkable space and flexibility on an impressive 39-ft-wide lot. Beautifully preserved original details blend with a generous floor plan offering 2,075 sq. ft. above grade plus an additional 1,135 sq. ft. lower level. A gracious entrance opens to an expansive living room with working fireplace, hardwood floors and leaded-glass bay window. The dining room features original wainscotting and in a charming nod to the home's heritage, the original swing door to the kitchen, while French doors open to the family room. The exceptional main floor also offers a bedroom, washroom and separate den, providing flexibility for guests, working from home or convenient one-level living. The updated kitchen walks out to a deck and lush private garden. Upstairs, two exceptionally spacious bedrooms feature charming curved ceilings, generous closets and a 4-piece bath. The surprise is downstairs: a high-ceilinged 1,135 sq. ft. lower level with a substantial living area, fireplace, bedroom, washroom and separate entrance directly to the garden and sheltered patio. Ideal for a nanny suite, guest retreat, extended family or fabulous entertainment space. With 3+1 bedrooms, 3 washrooms, 2 fireplaces, 2-car parking and over 3,200 sq. ft. of total living space, this is a wonderful alternative to condo living or a character-filled family home with room to grow. Set in Swansea, loved for its strong sense of community and family-friendly lifestyle, steps to Jane Subway, Bloor West Village shops, restaurants, schools, parks and green space.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Hospital
- ✓ Wooded/Treed

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Walk-Out
FACING	South
AGE	51-99 years
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	$9,783
POSTAL CODE	M6S 1E6
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES

Foyer	Main	—	Staircase, Hardwood Floor, Wainscoting
Living Room	Main	—	Bay Window, Hardwood Floor, Fireplace
Dining Room	Main	—	Hardwood Floor, Wainscoting, French Doors
Family Room	Ground	—	Hardwood Floor, French Doors, Stained Glass
Kitchen	Ground	—	B/I Dishwasher, Stainless Steel Sink, Updated
Bedroom	Ground	—	Hardwood Floor, Large Window, Stained Glass
Office	Ground	—	Hardwood Floor, Large Window, Wainscoting
Primary Bedroom	Second	—	Hardwood Floor, Walk-In Closet(s), Large Window
Bedroom 3	Second	—	4 Pc Bath, Large Window, Closet
Family Room	Lower	—	Fireplace, Walk-Out, Carpet Free
Bedroom	Lower	—	Window, Broadloom, 3 Pc Bath
Kitchen	Lower	—	Tile Floor, Stainless Steel Sink, Galley Kitchen
Furnace Room	Lower	—	Combined w/Laundry, Unfinished

GALLERY

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LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 29, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.