

187 Ellis Avenue Toronto ON M6S 2X4

Lot Size	70' x 512.50'	Heating	Gas Forced Air
Taxes	\$17,812 (2025)	Cooling	Central
Possession	90 days	Plumbing	Copper
Total Sq Ft	4,220 s.f.	Electrical	200 AMP + EV charger
Bedrooms	4 + 1	Garage	Double
Bathrooms	4	Driveway	Private
Parking Spots	2 Driveway, 2 Garage		

Welcome to 187 Ellis Avenue

A spectacular and seldom-offered ravine property, 187 Ellis Avenue presents a once-in-a-generation opportunity to own one of Toronto's most coveted and private parcels of land. Located on the shores of Grenadier Pond with sweeping views of High Park's ancient canopy, this extraordinary property offers the rare sensation of a wooded countryside retreat — mere minutes from the very heart of the city.

The exceptional lot spans 70 feet in width and an impressive 512.5 feet in depth, encompassing 0.82 acres of lush ravine land. Whether envisioned as the site of a masterfully designed bespoke residence or a lovingly restored character home, the potential here is unparalleled.

The existing home unfolds across three levels totalling 4,220 square feet, offering four generously proportioned bedrooms and three-and-a-half bathrooms. A two-car garage with attached workshop adds exceptional utility, complemented by two additional driveway spaces. The ravine setting ensures a degree of seclusion rarely achieved on a Toronto residential lot, with mature trees providing a natural privacy screen.

Situated in the prestigious Swansea neighbourhood, this address places residents within walking distance of the Bloor West Village's celebrated shops, restaurants and top-rated schools including Swansea PS and Humberside Collegiate. Convenient access to the Gardiner and Bloor subway line ensures effortless connectivity to downtown, the airport and beyond.

Renovate to your exacting standards or build the residence you have always envisioned. Properties of this magnitude, in this location, simply do not come to market. 187 Ellis Avenue is not merely a listing — it is a legacy.

Main Floor

- 1640 SF Total (all square footage & measurements to be confirmed by the buyer)
- 8'5" ceilings
- Front entrance 18'x8'7" covered porch overlooking west
- Rear walkout to terraced patio from eat-in kitchen w/ retractable awning and views of Grenadier Pond & High Park
- Front hall vestibule with original penny tile, ornamental lead pane, wood trim, wainscoting & original pendant light stained glass
- Centre hall layout
- Family Room with bay window, pot lights and gas fireplace
- Living Room with ornamental fireplace and original stained glass (displayed)

- Dining Room with original paned built-in hutch), crown moulding, original pendant light and sconces
- Study/bedroom with original stained glass
- Powder Room (4 piece)
- Pantry - (back stairs area)
- Original ice box
- Circular staircase
- Hardwood floors
- Front hall closet

Second Floor

- 960 SF
- 8' ceilings
- Primary bedroom with large closet and en-suite 3 piece bathroom
- Walkout to 21'x7' covered balcony-terrace from primary overlooking High Park and Grenadier Pond
- 2 additional large bedrooms; each with ample sized closets one with wash basin
- 3 piece bathroom
- Linen closet

Lower Level

- 1,620 SF
- 8' ceilings
- Direct entry from garage
- Mudroom (base of stairs)
- 2 piece bathroom
- New main drain 2019
- Gym
- Root Cellar
- Large laundry room
- Utility Room
- Additional room walk-out/separate entrance

Overall

- ++ Insulation
- New steel roof 2015
- Tankless water heater owned 2008
- Water main to street replaced and upgraded 1995
- Knob and Tube Removed 1983
- Original trim and doors (several)

Garage

- Two car parking
- 20' X 18'
- Direct access to house
- EV charging station 2023

Exterior

- Main floor back yard with patio overlooking High Park and Grenadier Pond w/awning
- House set back from road with ample table land
- Ravine lot backing on to Grenadier Pond

School Catchment Area

Complete list of schools with live links on babiakteam.com