



31 Keane Avenue

Key Details

Lot Size	50 ft x 130 ft	Heating	Forced-Air Gas x 2
Possession	30-60 Days / TBA	Cooling	Central A/C x 2
Square Footage	4,720 <i>s.f. Total</i>	Plumbing	Copper & Plastic
Taxes	\$11,141.35 (2026)	Electrical	200 AMP Service
Bedrooms	4+2	Roof	Asphalt Shingles & MB ✧
Bathrooms	4-Full, 1-Half	Driveway	Private
Year Built	1966	Garage	Attached
Fireplace	1 - Wood Burning**	Parking	6

Welcome to 31 Keane Avenue!

Impressive custom rebuild on a quiet, family-friendly street in central Etobicoke! This move-in-ready home offers exceptional space, thoughtful design, and everything a growing family could want.

- 50' x 130' corner lot filled with incredible natural light
- Dream kitchen with a large island & Bosch stainless steel appliances
- Open-concept main floor with three walkouts
- Spacious living room with coffered ceilings & main floor powder room
- 4+1 bedrooms | 4.5 bathrooms
- Luxurious primary retreat with dressing room/walk-in closet & 5-piece ensuite
- Extra-large second-floor laundry room
- 9-foot ceilings on the main and second floors
- 3,260 sq. ft. above grade
- Lower-level nanny or in-law suite with a full kitchen
- Oversized double attached garage with direct home access
- Double private driveway & garden shed

Walk to Glen Park, Mimico Creek ravine trails, schools, shopping, parks, TTC, and more.

✧ Buyer should verify ; MB = modified bitumen

✧ Wood-burning fireplace in basement being sold in as-is condition; no warranties by Seller

✧ Buyer to verify taxes

Upgrades & Features

General Features

- Rebuilt in 2016
- Waterproofing, stucco with insulation and styrofoam
- new roof and eavestroughs, windows, spray foam and fibreglass insulation
- All new drains and backflow preventer, flooring, kitchens, bathrooms,
- Furnace x 2, A/C x 2, and more!

Main Level | ~1,460 sq. ft.

- Large foyer with two large frosted glass sidelights, tile flooring, pot lights and walk-out to double car garage
- Powder room with vanity with storage, mirror, ceramic sink, exhaust fan, toilet, and tile wainscoting
- Open plan main level:
 - Combined living room and den areas with coffered ceiling, large 4-light and 5-light windows, and double glass door walk-out to backyard
 - Dining area with chandelier, tray ceiling, pot lights, closet, and two large windows
 - Kitchen with ample storage space; tray ceiling, kitchen island with storage, breakfast bar, double undermount stainless steel sink and pendant lighting; tile floors and backsplash; sliding glass doors walk-out to side yard; and appliances: built-in stainless steel Bosch oven, built-in stainless steel Bosch microwave, stainless steel Bosch dishwasher, Bosch gas cooktop, stainless steel Bosch double door fridge and range hood.
- *9' ceiling height, pot lights, crown moulding, window coverings, integrated wood registers, wood stairs with wrought iron railings, and engineered hardwood floors throughout*

Second Level | ~1,800 sq. ft.

- Hallway with skylight, chandelier, and walk-out to rooftop balcony with wall sconces and metal railings
- Primary suite with double French doors, centre light fixture, three large windows, centre light fixture, and ensuite bath and ensuite dressing room
 - Five piece ensuite bathroom with large double vanity, stone countertop, two ceramic undermount sinks, large window, tile wainscoting, shower with tile surround walls and

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- glass walls/door, rain shower head, Maax soaker bathtub with shower wand, tile floors, toilet and exhaust fan
 - Walk-in dressing room and large window
- 2nd bedroom with large window, walk-in closet with built-ins, and centre light fixture
- Two additional bedrooms both with two large windows, double closets and semi-ensuite bath
 - Three-piece semi-ensuite bathroom with tile wall surround, shower with glass door, tile flooring, vanity, ceramic sink, vanity lighting, mirror, toilet, and tile wainscoting
- Laundry room with rough-ins, folding counter and sink, upper cabinets, tile floor and closet with 2nd gas furnace
- Four piece bathroom with tile wainscoting, bathtub with shower head, glass wall and tile surround, vanity with storage and vanity lighting, dual flush toilet, large window and tile floor
- *9' ceiling height, pot lights, crown moulding, and engineered hardwood floors throughout*

Lower Level I ~1,460 Sq. Ft.

- Family room with two windows, and corner wood-burning fireplace with riverstone surround
- Fully equipped kitchen with tile backsplash, two windows, double undermount stainless steel sink, and stainless steel appliances: Whirlpool oven, Frigidaire microwave, Frigidaire dishwasher, and Frigidaire fridge
 - Walkthrough to mechanical room
- Bedroom/rec room with with two windows
 - Walkthrough to additional bedroom with window
- Four-piece bathroom with tile wainscoting, floor and bathtub surround; vanity with storage and vanity lighting; dual flush toilet; and exhaust fan
- Laundry room with side-by-side LG washer and dryer, and tile floors
- Wraparound storage under stairs
- *7'3" ceiling height and pot lights*

Exterior

- Stucco exterior with three main level entrances
- Landscaped front yard with shrub borders leading to entrance
- Fully fenced landscaped side yard with mature tree and interlocking patio stones
- Large double private driveway with interlocking patio stones, lawn and separate storage shed

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Inclusions, Exclusions & Rentals

Inclusions

Built-in stainless steel Bosch oven, built-in stainless steel Bosch microwave, stainless steel Bosch dishwasher, Bosch gas cooktop, stainless steel Bosch double door fridge and range hood; Whirlpool oven, Frigidaire microwave, Frigidaire dishwasher, and Frigidaire fridge; electric garage door opener; Electrical light fixtures and existing window coverings; 2 forced-air gas furnaces and equipment, 2 central A/C systems and equipment.

Exclusions

Security cameras: front door, side door left, side door right, garage door; electric fireplace; wardrobes in the primary dressing room.

Rentals

Hot water tank

Schools

Schools: Complete School List on babiakteam.com

HOME INSPECTION REPORT AVAILABLE I babiakteam.com

Contact the Listing Agent with any questions!

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