



## 57 Avon Avenue

### Key Details

|                |                                    |            |                     |
|----------------|------------------------------------|------------|---------------------|
| Lot Size       | 28.51 ft x 80 ft / Irregular       | Plumbing   | Copper & Plastic    |
| Possession     | 30-60 Days/TBA                     | Electrical | 100 AMP Service     |
| Taxes          | \$3,069.24 (2026) ✦                | Roof       | Asphalt Shingles    |
| Bedrooms       | 2                                  | Parking    | 3, Private Driveway |
| Bathrooms      | 1 Full, 1 Rough-In (basement)      | Heating    | Gas, forced air     |
| Year Built     | 1921   <i>Updated in 2017-2022</i> | Cooling    | Central A/C         |
| Square Footage | 845 s.f. Above Grade ✦             |            |                     |

### Well Located

#### Nearby Amenities

- Weston Rd 300m
- Harwood Park 300m
- Animal Hospital of High Park 300m
- Harwood PS 400m
- Westlake Park 450m
- Value Village 650m
- Stockyards 1.2km
- St. Clair Ave W 1.3km
- NoFrills 1.3km
- Mount Dennis Station 1.7km

#### A Few Favourites

- Churrasqueira Vila Verde 700m
- Bodega De Weston Latin Market 700m
- Seara Bakery & Pastry 750m
- Pizza Tazza 750m
- Golden Wheat Bakery Cafe 850m

### Welcome to 57 Avon Avenue

Welcome to 57 Avone Avenue! This move-in ready detached starter home sits on a corner lot, offering a private 3-car driveway and a fully fenced backyard with plenty of room to enjoy. Recently updated, this 2-bedroom, 1-bathroom home offers a bright, functional layout with comfortable living spaces, a renovated kitchen and bathroom, and excellent outdoor space.

✦ Buyer should verify

The bright open-concept main floor brings the living room and kitchen together in one inviting space. Engineered hardwood floors and potlights run throughout, while the renovated eat-in kitchen is designed for both everyday living and entertaining. Features include custom cabinetry, quartzite countertops, tile backsplash, stainless steel appliances including a French door fridge, over-the-range microwave, and a peninsula with breakfast bar seating. A walk-out from the kitchen leads directly to the large rear deck and backyard.

Upstairs, you'll find two comfortable bedrooms with engineered hardwood floors throughout. The primary bedroom offers a peaceful retreat, while the second bedroom provides flexibility as a bedroom, home office or nursery. The renovated 4-piece bathroom features a whirlpool jetted tub with tile surround shower and heated floors.

The dry, unfinished basement provides laundry, a bathroom rough-in, storage and plenty of potential for future use. Keep it as a convenient storage space or finish it down the road to suit your needs.

The corner lot on a quiet street provides extra breathing room and means no side neighbour on one side of the home. A private 3-car driveway offers ample parking, while the fully fenced and landscaped backyard is a great extension of the living space. Enjoy a large deck for outdoor dining and summer BBQs, along with a combination of paved and grass areas and a backyard shed for additional storage. A covered front porch completes the welcoming exterior.

Located in Rockcliffe Smythe, you're close to The Stockyards and all its shopping, dining and everyday conveniences, with the Junction just a short distance away. Enjoy nearby Harwood Park and other green spaces, convenient TTC access and easy connections to major highways for commuting in and out of the city.

## Inclusions & Exclusions

### Inclusions

GE fridge, GE stove, Maytag dishwasher, Samsung over-the-range microwave, GE washer, Whirlpool dryer, all electrical light fixtures, all existing window coverings, patio furniture.

### Exclusions

None.

## Main Floor

- Living room with windows overlooking front porch and centre light fixture. Open to kitchen.
- Dining room open to living and kitchen with built-in cabinets, banquette seating, beamed ceilings, pot lights and walk-out to deck
- Eat-in kitchen with stainless steel appliances including a french door fridge, stove, dishwasher and over-the-range microwave, quartzite countertops, undermount sink with gooseneck faucet, tile backsplash, undercabinet lighting, peninsula with breakfast bar and

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- pendant lighting, potlights, and a walk-out to the deck.
- Engineered hardwood flooring throughout

## Second Floor

- Primary bedroom with built-in wardrobe and large window overlooking front yard
- Second bedroom with closet overlooking backyard
- Four-piece bathroom with heated tile floors, whirlpool jetted bathtub and handheld shower head, window, vanity, vanity light, medicine cabinet and toilet
- Engineered hardwood flooring throughout (except bathroom)

## Lower Level

- Dry, unfinished basement
- Roughed-in plumbing
- Washer & dryer with laundry sink
- 6' ceiling

## Exterior

- Front:
  - Rock garden
  - Covered front porch
  - Private driveway for up to 3 cars
- Rear:
  - Large deck accessed from kitchen
  - Fully-fenced backyard
  - Garden shed

## Upgrades

- New stair runner (2026)
- New furnace (2026)
- Upper floor renovated (2021/2022)
- Hot Water Tank (2020)
- Air conditioner (2019)
- Main floor renovated (2017)
- Roof (2018)

HOME INSPECTION REPORT AVAILABLE | [lawsongroup.ca](https://lawsongroup.ca)

*Contact the Listing Agents with any questions!*

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