



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to 181 Poplar Plains Rd., a unique and versatile detached home that offers a lot of potential in an established and desirable neighbourhood. This classic property features brick exterior walls, a double-car detached garage, a private backyard, and an elevated deck, perfect for outdoor relaxation and entertaining.

Step inside the main floor, where charm and functionality converge. The spacious foyer, with hardwood floors and a wood-panelled wall, invites you to explore a sitting room and a living room complemented by a fireplace that adds character to this home. The main floor also boasts a formal dining room, an auxiliary room, a three-piece bathroom and an equipped kitchen.

The upper floor is thoughtfully designed with four bedrooms, each offering unique features. One bedroom includes a walk-in closet, while another boasts an ensuite four-piece bathroom. The hallway features an additional four-piece bathroom, ensuring comfort and convenience for all.

The basement adds further versatility. It features one bedroom, a living/family room with a kitchen sink and a private three-piece bathroom. Additional basement amenities include a furnace room, a cold cellar, and a laundry room.

181 Poplar Plains offers endless possibilities for customization while maintaining its timeless charm. Whether you're seeking a family home or an income-generating property, this house is a rare find.

Property Details

ADDRESS: 181 Poplar Plains Rd, Toronto, M4V2N1

TYPE: Two-stories detached house

LEGAL DESCRIPTION: See Schedule B

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|-------------|---|
| SQ. FT: | 3,380 Sqft (MPAC) |
| BEDROOMS: | Four on the upper floor, one on the basement |
| BATHS: | 4; 1-3 pieces on the main floor, 1-4 pieces on the upper floor, 1-4 pieces ensuite on the upper floor, 1-3 pieces on the basement |
| LAUNDRY: | Basement |
| BASEMENT: | Partial finished |
| AGE: | 115 YO (1910) |
| ELECTRICAL: | Electrical panel 200 amps |
| ROOF: | Asphalt shingles |
| FOUNDATION: | Poured concrete |
| FLOORS: | Harwood, carpet, tiles |
| CEILINGS: | Drywall |
| WINDOWS: | Wood frame, aluminum |
| EXTERIOR: | Brick |
| INTERIOR: | Drywall |
| PARKING: | Single-car tandem parking |
| GARAGE | Double-car detached garage |
| LOT SIZE: | 67x144.64 ft |
| ZONING: | RD |

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|----------------------|--|
| TAXES: | \$17,045.33 (2024) |
| ROLL #: | 190405425000800 |
| PIN #: | 212200023 |
| HIGH SPEED INTERNET: | Available |
| HEATING: | Radiant, gas-fired boiler |
| COOLING: | Wall mounted A/C |
| COSTS: | Hydro is approximately \$1,000 annually; GAS is approximately \$4,000 annual |
| RENTALS: | Hot Water Tank |
| WATER/WASTE: | Municipal |
| LOT DESCRIPTION: | Property seats on elevated terrain, slightly sloped, front yard with bushes and grass, backyard with grass |
| INCLUSIONS: | Fridge, two stoves, two washer, dryer |
| FIXTURES EXCLUDED: | None |
| SUGGESTED DEPOSIT: | 5% |
| SUGGESTED CLOSING: | 15-30 days |

Visit Website:

Full Home Inspection Report

- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour