



Gordons Real Estate Brokerage 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.

Gordons Real Estate Brokerage 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, Gordons Real Estate Brokerage 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 Unit 173 at 275 Broadview Avenue, a charming condo townhome offering a comfortable and practical lifestyle in one of Toronto's most vibrant east-end communities. This home features three well-sized bedrooms and a full bathroom, making it an ideal fit for families, first-time buyers, or those looking to downsize without sacrificing space. The layout is functional and inviting, with plenty of natural light throughout, while the private fenced backyard provides a rare opportunity to create your own outdoor retreat, whether for gardening, entertaining, or simply relaxing.

The home also includes a single-car attached garage, giving you the convenience of secure parking and additional storage, while making everyday living that much easier.

Situated in the lively Riverside and South Riverdale area, you're just minutes from the eclectic shops, cafes, and restaurants along Queen Street East, as well as scenic walks and bike trails near the Don Valley and the waterfront. With easy access to public transit, downtown Toronto is just a short commute away, making this location perfect for those who want to stay connected to the city while enjoying a neighbourhood feel. This is an excellent opportunity to own a home in a well-established, sought-after community with plenty of character and growth.

Property Details

ADDRESS: 173-275 Broadview Ave Toronto, ON M4M 3H5

TYPE: Residential Condominium Townhouse

LEGAL DESCRIPTION: UNIT 162, LEVEL 1, METROPOLITAN TORONTO CONDOMINIUM PLAN NO. 564 ; PT LT 14 CON I FTB, PT LT 33 PL 386, PTS 1 TO 8
66R12197, AS IN SCHEDULE 'A' OF DECLARATION B728338, EXCEPT B797873 ; TORONTO , CITY OF TORONTO

SQ. FT:	932 above grade, 403 below grade (MPAC).
BEDROOMS:	3 bedrooms.
BATHS:	1; 4 piece bath.
LAUNDRY:	In basement.
BASEMENT:	Unfinished.
AGE:	47 YO (1979) (MPAC).
ELECTRICAL:	Breaker Panel
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Tile, concrete, carpet.
CEILINGS:	Stucco.
WINDOWS:	Vinyl.
EXTERIOR:	Brick.
INTERIOR:	Drywall.
PARKING:	Single wide paved driveway.
GARAGE:	Single car attached garage.
TAXES:	\$3,506 (2025).

CONDO FEES:	\$403.00/mo.
MANAGEMENT CO:	Shiu Pong Management Company.
PET FRIENDLY:	Yes – with restrictions.
ROLL #:	190407327000465
PIN #:	115640162
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central Air
RENTALS:	Water heater (\$25.87/month enercare).
WATER:	Municipal.
WASTE:	Municipal.
STATUS CERTIFICATE:	Available.
AMENITIES:	Visitor parking.
CONDO FEE INCLUDES:	Water, building insurance.
CHATELS INCLUDED:	Fridge, stove, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Status Certificate
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour