



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 20 Gardens Crescent, a charming four-bedroom home located on a quiet, family-friendly street in Toronto's east end. This inviting property features a functional layout with a full bathroom on the main level and a convenient upper-level powder room. Hardwood flooring throughout portions of the home adds warmth and character, while natural light fills the living spaces.

The partially finished basement and side entrance offers excellent potential for future development or an in-law suite. Outside, mature trees provide a sense of privacy, and the spacious, fully fenced backyard is perfect for entertaining or relaxing with family.

Ideally situated, the home is just minutes from Warden Subway Station and nearby TTC bus routes, making commuting across the city easy. Residents will also enjoy close proximity to parks such as Taylor Creek Park, as well as schools, shopping, and everyday amenities. With convenient access to the Don Valley Parkway and Highway 401, this location offers the perfect balance of comfort and connectivity.

Property Details

ADDRESS: 20 Gardens Cres Toronto, ON M4B 1T5

TYPE: Single Family Detached

LEGAL DESCRIPTION: PT LT 37 PL 3636 EAST YORK; PT LT 38 PL 3636 EAST YORK AS IN CA651307; TORONTO (E YORK), CITY OF TORONTO

SQ. FT:	1,312 above grade, 836 below grade (MPAC).
BEDROOMS:	4 bedrooms; 2 on upper level, 2 on main floor.
BATHS:	2; 4 piece on main floor, 2 piece on upper level.
LAUNDRY:	In basement.
BASEMENT:	Partially finished.
AGE:	76 YO (1950) (MPAC).
ELECTRICAL:	125 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete blocks.
FLOORS:	Hardwood, carpet, tile, concrete, vinyl.
CEILINGS:	Plaster.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, aluminum siding, stone.
INTERIOR:	Plaster, paneling, tile.
PARKING:	Single wide paved driveway.
GARAGE:	None.
LOT SIZE:	40' X 100' (MPAC).
ZONING:	RD – Residential Detached Zone

TAXES:	\$4,758 (2025) (MPAC).
ROLL #:	190601331002900
PIN #:	104350182
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central Air.
RENTALS:	Water heater (\$28.14/month).
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Fully fenced in backyard, detached patio in backyard, sheds for storage, mature trees on lot.
INCLUSIONS:	Fridge, oven, washer, dryer, shed X2.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of sale price.
SUGGESTED CLOSING:	Immediate.

Visit Website:

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