



For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

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UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 182 Burnhamthorpe Rd, a charming 1½ storey detached home in the heart of Etobicoke. This well-maintained property offers a warm and inviting atmosphere, featuring a bright living room filled with natural light and centered around a cozy fireplace. The home offers three bedrooms in total, with one bedroom on the main floor and two spacious bedrooms upstairs. The upper-level bedrooms showcase beautiful hardwood floors, adding warmth and character. Two bathrooms, conveniently located on each level, provide added functionality for everyday living.

The bright sunroom, added to the home in 1983, overlooks a private backyard oasis, perfect for relaxing or entertaining. The outdoor space has been lovingly cared for, showcasing beautiful landscaping, mature gardens, and a decorative pergola surrounded by flowers that creates a peaceful retreat right at home.

An attached garage and parking for up to four vehicles add everyday convenience. The property is ideal for families or anyone looking for comfort and character in a quiet residential setting.

Located in a desirable Etobicoke neighbourhood, the home is close to parks, schools, shopping, restaurants, and everyday amenities. Residents enjoy easy access to public transit, major highways including the 427 and QEW, and convenient connections to downtown Toronto, Pearson Airport, and surrounding areas. The area is known for its established community feel, green spaces, and excellent accessibility.

PROPERTY DETAILS

ADDRESS: 182 Burnhamthorpe Rd Etobicoke ON, M9A 1H6

TYPE: Single Family Detached

LEGAL DESCRIPTION: PT LT 83, PL 2312 , AS IN EB497509 ;
ETOBICOKE , CITY OF TORONTO

SQ. FT:	1,519 above grade, 1,018 below grade (MPAC).
BEDROOMS:	3; 1 on main floor, 2 on upper level.
BATHS:	2; 2 piece on main floor, 4 piece on upper level.
LAUNDRY:	In basement.
BASEMENT:	Partially full and finished, crawlspace, walk-out.
AGE:	79 YO (1947) (MPAC).
ELECTRICAL:	100 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete blocks.
FLOORS:	Mixed.
CEILINGS:	Stucco, plaster.
WINDOWS:	Vinyl.
EXTERIOR:	Aluminum siding, brick.
INTERIOR:	Drywall.
PARKING:	Single wide paved driveway, including parking pad.
GARAGE:	Single wide attached.
LOT SIZE:	50' X 138.37' (GEO).
ZONING:	RD - Residential Detached.

PROPERTY DETAILS *continued*

TAXES:	\$6,483 (2025).
ROLL #:	191902112001100
PIN #:	075370004
HIGH SPEED INTERNET:	Available
HEATING:	Forced air natural gas.
COOLING:	Central air.
RENTALS:	Hot water tank (\$40.76/month).
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version at: www.gogordons.com
LOT DESCRIPTION:	Detailed landscaping, mature trees, private backyard.
INCLUSIONS:	Washer, dryer, oven, fridge, BBQ.
COSTS:	Toronto hydro \$310 (April), Enercare \$103, Enbridge \$249.94 (May).
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate



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