GORDONS
REAL ESTATE BROKERAGE

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.

Learn more at **gogordons.com**

UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 25 Gifford Street, nestled in the heart of historic Cabbagetown, one of Toronto's most charming and sought-after neighbourhoods. This character-filled, two-storey semi-detached home offers three bedrooms, traditional charm and a wonderful opportunity to make it your own. With its inviting character and hardwood flooring, there's a great starting point here for someone with a vision and a desire to put their own finishing touches on a home.

Outside, enjoy a mature setting, a private driveway and a neighbourhood where tree-lined streets and historic architecture create a distinct sense of place. Inside, you'll also find a classic clawfoot tub that adds a touch of vintage character. Cabbagetown is known for its welcoming community atmosphere and vibrant local character. Just a short stroll away, Parliament Street offers an eclectic mix of independent shops, cafés, restaurants and everyday conveniences. Enjoy the nearby green spaces of Riverdale Park, a visit to Riverdale Farm or the beautiful Allan Gardens Conservatory. With public transit, downtown Toronto, shopping, dining and entertainment all close at hand, you'll appreciate the convenience of having so much within easy reach.

Whether you're a first-time buyer, looking for an urban home to personalize or seeking an opportunity in an established downtown neighbourhood, 25 Gifford Street offers the chance to become part of a truly special community and create something that is uniquely yours. Bring your ideas and imagination and discover the possibilities!

PROPERTY DETAILS

ADDRESS: 25 Gifford Street Toronto, Ontario M5A3H9
TYPE: Semi detached single family residential
LEGAL DESCRIPTION: PT LT 29 PL 556E TORONTO AS IN CA268895; S/T & T/W CA268895; CITY OF TORONTO

SQ. FT:	1,067 above grade, 522 below grade (MPAC)
BEDROOMS:	3
BATHS:	4 piece with clawfoot tub
LAUNDRY:	Basement hook ups
BASEMENT:	Full, unfinished.
AGE:	97 Years (1929)
ELECTRICAL:	100 amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
FLOORS:	Hardwood, vinyl, concrete
CEILINGS:	plaster
WINDOWS:	vinyl
EXTERIOR:	Brick, siding
INTERIOR:	plaster
PARKING:	Single wide private parking
GARAGE:	None
LOT SIZE:	20.09' x 83.86' (Geowarehouse)
ZONING:	R

PROPERTY DETAILS *continued*

TAXES:	$6,598 (2025)
ROLL #:	190407405001100
PIN #:	210820219
HIGH SPEED INTERNET:	Available
HEATING:	Natural gas hot water boiler.
COOLING:	None.
RENTALS:	Water heater (Enercare) - $25.72/mo.
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature, sloping.
INCLUSIONS:	Fridge, stove
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate

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One team.
Every detail.



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