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 262 Westwood Avenue, a charming and beautifully updated bungalow nestled on a mature, tree-lined street in the heart of East York. Offering a wonderful blend of character, comfort and modern convenience, this inviting home is ready to enjoy. The thoughtfully updated kitchen is both stylish and functional, featuring granite countertops, stainless steel appliances and plenty of workspace, making it a natural gathering place for family and friends. The main floor offers two comfortable bedrooms and beautifully updated bathrooms, with quality finishes and a welcoming atmosphere throughout.

The fully finished basement adds valuable living space, offering a spacious recreation room perfect for relaxing, entertaining or enjoying a little extra room for the family. A convenient four-piece bathroom, laundry and utility area complete this versatile lower level.

Outside, enjoy the privacy of a mature, fully fenced backyard with a private patio, an ideal setting for summer gatherings, morning coffee or simply unwinding at the end of the day. A single attached garage and private driveway parking add to the everyday convenience.

Situated in an established and sought-after East York neighbourhood, this home offers the best of a quiet residential setting while keeping everyday amenities close at hand. Enjoy convenient access to the shops, cafés and restaurants along Pape Avenue and the Danforth, along with nearby parks, schools and recreational facilities. Public transit provides connections to the Bloor-Danforth subway line, while easy access to the Don Valley Parkway makes commuting throughout the city and beyond a breeze.

A wonderful opportunity to enjoy a thoughtfully updated home in a welcoming, well-connected Toronto neighbourhood. Simply move in and enjoy!

PROPERTY DETAILS

ADDRESS: 262 Westwood Avenue East York, ON M4J 2H6
TYPE: Single family detached
LEGAL DESCRIPTION: See Schedule B

SQ. FT:	897 above grade, 600 below grade (MPAC)
BEDROOMS:	3; 2 on main floor, 1 in basement
BATHS:	2; 3 piece ensuite, 4 piece in basement
LAUNDRY:	In basement
BASEMENT:	Full, fully finished
AGE:	88 years (1938)
ELECTRICAL:	100 amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
FLOORS:	Vinyl, ceramic
CEILINGS:	Drywall, plaster
WINDOWS:	Vinyl
EXTERIOR:	Brick, siding
INTERIOR:	Drywall, plaster
PARKING:	Single wide private parking
GARAGE:	Single attached garage
LOT SIZE:	33.29' x 110.14' (Geowarehouse)
ZONING:	RS

PROPERTY DETAILS *continued*

TAXES:	$6,025 (2025)
ROLL #:	190630120003600
PIN #:	104060323
HIGH SPEED INTERNET:	Available
HEATING:	Electric baseboard, electric in floor, heat pump
COOLING:	Heat pump
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature, fenced in, private rear patio
INCLUSIONS:	Fridge, stove, microwave, dishwasher, washer dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate



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One team.
Every detail.



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