



Property Features & Improvements

52 Boon Ave, Toronto ON, M6E 3Z3

Your Future Home with Endless Possibilities

Discover your dream home, brilliantly reimagined in Toronto's vibrant heart, mere steps from St Clair. This residence offers an exquisite blend of style and functionality, having undergone a top-to-bottom renovation. Enjoy the entirety of this stylish 3 bedroom detached home, or explore the potential of a basement apartment, thanks to a separate entrance and pre-installed plumbing for a kitchen. The possibilities expand with the potential to build a 1,187 sq ft two-storey laneway house in the back, with plumbing already in place for that future build. This home isn't just a place to live; it's a canvas for your future, with unparalleled flexibility and design.

Included with Property:

- Appliances: Stove, Range Hood Exhaust Fan, Built-in Microwave & Dishwasher. Washer & Dryer.
- All existing electrical light fixtures, window coverings, wall-mounted shelving and bathroom mirrors.
- Garage Door Opener & Remote. Nest Thermostat. Ring Doorbell.
- Owned: Furnace (2022) & Central Air Conditioner (2022)
- Rental: Hot Water Tank (\$35.32/month)

INTERIOR Improvements:

- Main floor and Second floor with new engineered hardwood
- Basement floor with new upgraded vinyl-plank
- New LED Recessed Lighting throughout the house, with 6-colour settings
- New Kitchen with soft-close cabinets & drawers, quartz countertops & backsplash, and stainless-steel appliances
- New Toto toilets and soft-close cabinets in all Washrooms
- New Electrical Wiring throughout the house, and new 200amp Electrical Panel
- New Plumbing throughout the house
- New HVAC Ducts throughout the house
- New Nest Thermostat
- New Sump-Pump and Back-flow Valve
- Waterproofing & Weeping Tile/Membrane throughout basement

EXTERIOR Improvements:

- Roof Shingles (2023)
- New Ring Door Bell with camera
- ¾" Copper Water Service – run from property line to water meter inside basement (removed lead and increased water pressure)
- Detached Garage has existing 4' footings for potential laneway house
- Sewer & ¾" Copper Water Service to Detached Garage – to support potential laneway house build

Neighbourhood Highlights:

- **Walking distance to:** Earlscourt Park, Tim Hortons, Shoppers Drugmart, York Medical Centre, restaurants, shops, pubs, cafes, gyms, personal care, and more!
- **Transit:** 6-minute walk to TTC #512 Streetcar (catch at Dufferin & St Clair W, or Lansdowne & St Clair W)
- **Parks:** Earlscourt (playground, wading pool, off-leash dog park, track with night lights, soccer field, baseball diamond, tennis courts, basketball & volleyball courts, walking paths)
- **Activities:** Giovanni Caboto Skating Rink, Pool and Tennis Courts, Ontario School of Ballet
- **Schools:** Public: Rawlinson Community School (E&FI), Oakwood Collegiate Institute (E&FI); TCDSB: Stella Maris, St Alphonsus (FI), Holy Rosary (FI), St Clare (Extended French), Loretto College School, St. Mary Catholic Academy, Bishop Marrocco/Thomas Merton Catholic Secondary School and Regional Arts Centre, Monsignor Fraser College (Annex Campus); Private: Hudson College