



31 Keane Avenue

Lot Size	50' x 130'	Heating	Forced Air/Gas x2
Possession	Flexible	Cooling	Central A/C x2
Square Footage	4,720 s.f. Total	Plumbing	Copper & Plastic
Taxes	\$10,386 (2024)*	Electrical	200 AMP
Bedrooms	4+2	Roof	Asphalt Shingles & Modified Bitumen
Bathrooms	4-Full, 1-Half	Driveway	Private
Year Built	1966	Garage	Attached
Fireplace	1 - Wood Burning*	Parking	6

Welcome to 31 Keane Avenue!

A spectacular and spacious custom four bedroom rebuild on a quiet, family friendly street! This move-in-ready home has it all:

- ❖ 50' x 130' corner property with amazing natural light
- ❖ Dream kitchen with stone island and Bosch stainless steel appliances
- ❖ Open plan main floor with three walkouts
- ❖ Spacious living room with coffered ceilings
- ❖ Main floor powder room
- ❖ Convenient split bedroom layout on 2nd floor, massive primary suite with separate dressing room and 5 piece ensuite bath
- ❖ Extra large 2nd floor laundry room
- ❖ 9' ceilings on main and 2nd
- ❖ 4+1 bedrooms, 4.5 baths
- ❖ 3,260 square feet above grade
- ❖ Lower level nanny / in-law suite with fully equipped kitchen
- ❖ Oversized double attached garage with direct access to the home
- ❖ Large double private driveway with separate storage shed

This home is ideally located near West Deane Park, where you can enjoy playgrounds, tennis courts, biking trails, an outdoor pool, and an ice rink. Golf enthusiasts will appreciate the proximity to both Islington and Weston Golf Clubs. With convenient access to major highways, commuting to downtown Toronto or the airport is a breeze. Additionally, the area offers a variety of supermarkets and specialty shops along Eglinton Avenue and Dundas Street, making everyday errands simple and accessible.

MAIN LEVEL | 1,460 sq ft

- Large foyer with two large frosted glass sidelights, tile flooring, pot lights and walk-out to double car garage
- Powder room with vanity with storage, mirror, ceramic sink, exhaust fan, toilet, and tile wainscoting
- Open plan main level:
 - Combined living room and den areas with coffered ceiling, large 4-light and 5-light windows, and double glass door walk-out to backyard
 - Dining area with chandelier, tray ceiling, pot lights, closet, and two large windows
 - Kitchen with ample storage space; tray ceiling, stone countertops; kitchen island with storage, breakfast bar, double undermount stainless steel sink and pendant lighting; tile floors and backsplash; sliding glass doors walk-out to side yard; and appliances: built-in stainless steel Bosch oven, built-in stainless steel Bosch microwave, stainless steel Bosch dishwasher, Bosch gas cooktop, stainless steel Bosch double door fridge and range hood.
- *9' ceiling height, pot lights, crown moulding, window coverings, integrated wood registers, wood stairs with wrought iron railings, and engineered hardwood floors throughout*

SECOND LEVEL | 1,800 sq ft

- Hallway with skylight, chandelier, and walk-out to rooftop balcony with wall sconces and metal railings
- Primary suite with double French doors, centre light fixture, three large windows, centre light fixture, and ensuite bath and ensuite dressing room
 - Five piece ensuite bathroom with large double vanity, stone countertop, two ceramic undermount sinks, large window, tile wainscoting, shower with tile surround walls and glass walls/door, rain shower head, Maax soaker bathtub with shower wand, tile floors, toilet and exhaust fan
 - Walk-in dressing room and large window
- 2nd bedroom with large window, walk-in closet with built-ins, and centre light fixture
- Two additional bedrooms both with two large windows, double closets and semi-ensuite bath
 - Three-piece semi-ensuite bathroom with tile wall surround, shower with glass door, tile flooring, vanity, ceramic sink, vanity lighting, mirror, toilet, and tile wainscoting
- Laundry room with rough-ins, folding counter and sink, upper cabinets, tile floor and closet with 2nd gas furnace
- Four piece bathroom with tile wainscoting, bathtub with shower head, glass wall and tile surround, vanity with storage and vanity lighting, dual flush toilet, large window and tile floor
- *9' ceiling height, pot lights, crown moulding, and engineered hardwood floors throughout*

LOWER LEVEL | 1,460 sq ft

- Family room with two windows, and corner wood-burning fireplace with riverstone surround
- Fully equipped kitchen with tile backsplash, two windows, double undermount stainless steel sink, and stainless steel appliances: Whirlpool oven, Frigidaire microwave, Frigidaire dishwasher, and Frigidaire fridge
 - Walkthrough to mechanical room
- Bedroom/rec room with with two windows
 - Walkthrough to additional bedroom with window

- Four-piece bathroom with tile wainscoting, floor and bathtub surround; vanity with storage and vanity lighting; dual flush toilet; and exhaust fan
- Laundry room with side-by-side LG washer and dryer, and tile floors
- Wraparound storage under stairs
- *7'3" ceiling height and pot lights*

EXTERIOR

- Stucco exterior with three main level entrances
- Landscaped front yard with shrub borders leading to entrance
- Fully fenced landscaped side yard with mature tree and interlocking patio stones
- Large double private driveway with interlocking patio stones, lawn and separate storage shed

UPDATES & FEATURES

- Rebuilt in 2016 | Waterproofing, stucco with insulation and styrofoam, new roof and eavestroughs, windows, spray foam and fibreglass insulation, all new drains and backflow preventer, flooring, kitchens, bathrooms, furnace x 2, A/C x 2, and more!

Inclusions:

Built-in stainless steel Bosch oven, built-in stainless steel Bosch microwave, stainless steel Bosch dishwasher, Bosch gas cooktop, stainless steel Bosch double door fridge and range hood; Whirlpool oven, Frigidaire microwave, Frigidaire dishwasher, and Frigidaire fridge; electric garage door opener; Electrical light fixtures and existing window coverings; 2 forced-air gas furnaces and equipment, 2 central A/C systems and equipment.

Exclusions:

Security cameras: front door, side door left, side door right, garage door; electric fireplace; wardrobes in the primary dressing room.

Rentals:

Hot water tank

Schools: Complete list of schools with live links on babiakteam.com

*Wood-burning fireplace being sold in as-is condition; no warranties by Seller

*Buyer to verify taxes