



## 228 Dewhurst Blvd N

Lot Size	20.07' x 100'	Heating	Hot Water Boiler/Gas
Possession	30 Days	Cooling	Ductless A/C
Square Footage	1,625 s.f. Total	Plumbing	Copper/Plastic
Taxes	\$5,958.36 (2024)	Electrical	100 AMP
Bedrooms	3	Roof	Asphalt Shingles
Bathrooms	1 Full, 1 Half	Parking	Parking Pad (Not Legal)
Year Built	1928		
Fireplace	1 - Wood		
Walk Score	92		

\*\*\*Informal parking pad used without interruption for over 7 years

Welcome to 228 Dewhurst Blvd N

Welcome to this charming 3 bedroom, 2 bathroom solid brick semi, nestled on a peaceful, family-friendly street just steps to The Danforth. With its prime location and tasteful upgrades, this lovely home combines comfort, style, and convenience.

The inviting front porch welcomes you into a beautifully updated interior. The recently renovated kitchen boasts sleek quartz countertops, a stylish backsplash and stainless steel appliances. With a convenient walk-out to a spacious, west-facing backyard, it's the perfect spot to unwind after a long day. The main level also includes a cozy living room with a wood-burning fireplace surrounded by brick, a separate dining room, hardwood floors and a convenient powder room.

The upper level offers a primary bedroom with built-ins and a large window overlooking the front yard; two additional well-proportioned bedrooms and a 4-piece family bathroom complete this level. The fully finished lower level with new floors and pot lights offers a versatile space for a family recreation room, home office, or both, along with a laundry area with a new washer and dryer and plenty of extra storage. Outside, enjoy a private backyard retreat with a deck and lush greenery.

This home is ideally situated just steps from Aldwych Park, providing plenty of outdoor recreation. Stroll to the subway and The Danforth with its bustling array of bakeries, breweries, cafes and restaurants. The new Ontario Line to be added on Pape in the future. Withrow Park nearby, offering a large kids' playground, splash pad, dog park, and weekend farmer's markets, outdoor fun is always within reach. The Beaches, Riverdale Park, and Evergreen Brickworks are also just a short drive away. The neighborhood is perfect for families, offering numerous parks and recreational programs and is conveniently located with easy access to downtown Toronto and major highways. Don't miss out on this incredible opportunity to own a charming, updated home in a sought-after location!

### MAIN LEVEL

- Separate foyer with pot lights and small window with stained glass.
- Living room with wood burning fireplace with brick surround, built-in shelves, pot lights, dual light window with California shutters
- Kitchen with quartz countertops, pot lights, window, under cabinet LED lights, walk-out door to backyard deck, and stainless steel appliances: Frigidaire fridge, Bosch dishwasher, LG electric stove, and Samsung microwave
- Dining area with pot lights, chandelier and dual light window
- Powder room
- Hardwood floors throughout

### SECOND LEVEL

- Primary with built-in closets, large window with California shutters overlooking front yard and centre light fixture
- Two additional bedrooms with window and closet each
- Four piece bathroom with window, bathtub with handheld showerhead and tile wall surround, pot lights, vanity, mirror, toilet, two wall sconces and tile floors

### LOWER LEVEL

- Spacious recreation room with pot lights, three windows and built-in shelving
- Laundry with sink, Samsung washer and Samsung dryer

### EXTERIOR

- Brick exterior
- Landscaped front yard with garden bed.
- Fully fenced landscaped backyard with a deck and lush greenery.

### UPDATES & FEATURES

- Repainted entire home (2025)
- Kitchen Updated (2025)
- Basement vinyl flooring (2020)
- Plumbing work (2020)
- California shutters installed in primary and living room (2018)
- Landscaping (2018)

Inclusions: Stainless steel appliances: Frigidaire fridge, Bosch dishwasher, LG electric stove, and Samsung microwave, Samsung washer, Samsung dryer, all existing electrical light fixtures, window coverings and ductless unit

Rentals: Water Heater Rental \$20.95/month

Schools: Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)