

62 Burr Avenue

Key Details

Lot Size	50' x 120'	Heating	Forced Air Gas
Possession	90 Days	Cooling	Central Air
Square Footage	2,540 SF Total	Plumbing	Copper & Plastic
Taxes	\$4,921.19 (2024)**	Electrical	100 AMP Service
Bedrooms	3 + 1	Roof	Asphalt Shingles
Bathrooms	2 Full	Driveway	Private Double
Year Built	1956	Garage	Single Attached
Kitchen	1 Main, 1 Lower	Parking	~5

GARDEN SUITE / BUILDING POTENTIAL & HOME INSPECTION REPORTS ARE AVAILABLE!

Sprawling, Move-In-Ready Bungalow with Loads of Potential!

Welcome to this charming brick bungalow, nestled on a spacious 50' x 120' lot in the heart of Rustic near Keele & Lawrence:

- Generous 2,540 sq. ft. of total living space on a quiet, family-friendly, low-traffic street
- Move-in ready with a fully finished lower level for added versatility
- Lower level offers excellent rental potential, featuring a brand-new bathroom and a separate family room
- Bright and airy open-concept living and dining space with pot lights and expansive windows
- 3+1 spacious, well-proportioned bedrooms to suit your family's needs
- Ample parking with a double private driveway and an attached single-car garage
- Walk out to a sun-filled backyard oasis complete with a deck, play structure, lush lawn, and concrete patio - perfect for entertaining or relaxing
- Walking distance to Maple Leaf Park, steps to TTC transit, and easy access to highways
- Endless potential - move in and enjoy as is, or explore options for expansion, including a garden suite (building potential report available at babiakteam.com).

Don't miss this rare opportunity to own a well-maintained home with income potential, and flexible options for the future - all tucked away in a peaceful, established neighbourhood.

Updates & Features

UPDATES

- Main kitchen: laminate counter, sink, backsplash, pot lights & dishwasher (2021)
- Lower bathroom: brand new (2025)
- Lower flooring: vinyl & laminate (2025)

INTERIOR FEATURES

- Hardwood floor, crown moulding and bay window
- Large windows and pot lights provide tons of light
- Eat-in kitchen with walkout to side concrete platform perfect for a BBQ
- Spacious primary bedroom with large window and double closet
- Lower level: with 7' ceiling height, 4th bedroom, brand new 4-piece ensuite, large laundry room, cold storage room, under stairs storage, family room & separate living quarters with large combined kitchen and living room

EXTERIOR FEATURES

- Brick construction
- Fully fenced backyard with cherry tree, lawn, kids play structure, deck and concrete patio

FULL PHOTO SET, VIDEO & FLOOR PLANS AVAILABLE!

Garden Suite & Building Potential Coles Notes**

- **Garden suite:** 1,291 sq ft build permitted (NOTE: rear tree may have downward impact on sq ft)
- **Single family residence:** 3,600 sq ft + basement (2 storeys + basement)
- **2, 3 or 4 plex:** 5,400 sq ft + basement (3 storeys + basement)

Inclusions, Exclusions & Rentals

Inclusions: Stainless Steel (SS) LG Fridge, 2x White KitchenAid Fridges, Electric SS KitchenAid Stove, White Whirlpool gas stove, SS LG Dishwasher, White Maytag Dishwasher, SS Exhaust Hood, White Air King Exhaust Hood, SS Samsung Washer, White Siemens Dryer, all blinds (excluding curtains), backyard play structure, all electrical light fixtures, gas furnace & equipment, central A/C & equipment.

Exclusions: Wall mirrors, curtains, wall mounted wine racks, wall mounted TVs & brackets, all video security cameras, all outdoor furniture & BBQ.

Rental: Hot Water Tank – \$24.90 / month + HST.

SCHOOL LIST AVAILABLE ON BABIAKTEAM.COM

Listing Representatives



Jamie Coghlan
Sales Representative

647.783.2040
coghlan.jamie@gmail.com



Mariko Kataoka
Sales Representative

647.868.4165
realtor.mariko@gmail.com

RANKED **TOP 1%**
REAL ESTATE BROKERAGE
IN TORONTO[†]

[†] Based on 2023 TRREB MLS units sold. This feature sheet is for informational purposes only and provides general guidance about the property. Although information provided is deemed to be accurate, buyers and their representatives are responsible for verifying all information. Please note information may contain errors, omissions or be subject to change without prior notice.