

## 19 Galley Avenue

### Key Details

Lot Size	25.5' x 122.67'	Heating	Hot Water Boiler/Gas
Possession	30-60 Days	Plumbing	Copper
Square Footage	2,935 SF Total	Electrical	100 AMP Service
Taxes	\$8,310.04 (2025)	Roof	Asphalt Shingles
Bedrooms	5	Driveway	Laneway
Bathrooms	1 Half, 1 Full	Garage	Detached
Year Built	1911	Parking	2

### Your Dream Home in Roncesvalles Awaits!

A rare opportunity to own a spacious, character-filled home in the heart of Roncesvalles. Set on a quiet, tree-lined street just steps to all this vibrant west-end neighbourhood has to offer, this 2.5-storey home sits on a 25'x122' lot and features over 2,000 sq ft of above grade living space including 5 generous bedrooms, a tranquil south-facing backyard, and a double garage off the laneway.

With ample square footage above grade and impressive ceiling heights throughout - 9' on the main level, 8'5" on the second, and 8' on the third - the home offers the perfect canvas for move-up buyers looking for a blank canvas to renovate into their dream home. The large lot and laneway access open the door to significant future potential - including a laneway suite of up to 1,574 sq. ft.

Located just a short stroll to the shops and restaurants of Roncesvalles Ave, and close to top-rated schools, Sorauren Park, High Park, and multiple transit options.

Don't miss this chance to transform a much-loved family home in one of Toronto's most desirable neighbourhoods.

### Updates

- Shower installed in second floor bathroom (2024)
- Roof replaced (October 2020)

### Inclusions, Exclusions & Rentals

Inclusions: Inglis fridge, Kenmore stove, all electrical light fixtures, all window coverings.

Exclusions: None.

Rentals: Hot water tank (rented) @ \$28.74 + HST per month.