



27 Hook Avenue

Key Details

Lot Size	18.42' x 69'	Heating	Forced Air Gas
Possession	30-90 Days	Plumbing	Copper & Plastic
Square Footage	2,350 SF Total	Electrical	100 AMP Service
Taxes	\$4,592.39 (2025)	Roof	Asphalt Shingles & Modified Bitumen
Bedrooms	4		
Bathrooms	1 Full	Walk Score	91
Year Built	1908		

Your Dream Home in the Junction Awaits!

An incredible opportunity to create your dream home in one of Toronto's most vibrant neighbourhoods. This spacious 2.5-storey residence in the heart of the Junction offers over 1,700 sq ft above grade and offers incredible potential.

It features 4 bedrooms, generous principal rooms, and impressive ceiling heights: 9' on the main floor and 8.5' on the second, a sun-filled, south-facing backyard and a large 13'x10' upper deck offer the perfect setting for outdoor relaxation or entertaining.

Ideally situated just minutes to local favourites like The Sweet Potato, Indie Alehouse, and Nodo, and a short stroll to Baird Park, home to a seasonal farmers' market. You'll also enjoy easy access to The Stockyards, High Park, excellent schools, West Toronto Rail Path, UP Express and the TTC.

A great home in a true community-oriented neighbourhood - don't miss this chance to make it your own!

Updates

- Strip and re-roof with Landmark Pro 25 year shingles (2022)
- Pella windows on front of house (2018)
- Third floor insulation (2010)
- Velux skylights (2) on third floor (2010)
- Updated electrical (2005)

Inclusions, Exclusions & Rentals

Inclusions: KitchenAid fridge, Miele dishwasher (inoperable without repair), Hardwick stove, Maytag washer, Kenmore dryer, all electrical light fixtures, all window coverings.

Exclusions: Coat rack in the front hallway.

Rentals: Hot water tank (rented) @ \$25.55 + HST per month.

Schools

Complete list of schools with live links on babiakteam.com