



## 60 Hewitt Avenue

### Key Details

Lot Size	30 ft x 155 ft	Heating	Gas-Fired Boiler (Combi)
Possession	60 Days / TBA	Cooling	Ductless A/C 2025
Square Footage	3,000+ SF Total	Plumbing	Copper & Plastic
Taxes	\$9,946.40 (2025) ♦	Electrical	200 AMP Service
Bedrooms	5+1	Roof	Metal Shingles
Bathrooms	3 Full, 1 Half	Transit Score	100
Year Built	1910	Walk Score	88
Fireplace	2, Decorative ♦ ♦		

HOME INSPECTION REPORT & GARDEN SUITE REPORT AVAILABLE  
[babiakteam.com](http://babiakteam.com)

### Edwardian Elegance nestled in the heart of High Park-Roncesvalles

Set on an impressive 30' x 155' lot on coveted Hewitt Avenue in the heart of High Park-Roncesvalles, this distinguished Edwardian residence offers over 3,000 sq. ft. of beautifully proportioned living space across four levels. With 5+1 bedrooms and 4 bathrooms, the home seamlessly marries timeless architectural detail with carefully considered updates. A stately brick façade and superb curb appeal welcome you to a grand interior, where stained and leaded glass, a gracious foyer, decorative fireplaces, and soaring 8'9" ceilings embody classic elegance. Modern enhancements include new ¾" oak flooring, new ductless AC, new Viessmann hot water tank, updated windows, Hunter Douglas window coverings, pot lighting throughout, a high-quality metal roof, and a fully reimagined lower-level apartment with soundproofing and private side entrance, plus the option to reconnect to the main level through a converted closet access. Professionally landscaped perennial gardens and low-maintenance composite decking create serene outdoor spaces. With a perfect Transit Score (UP Express, GO & subway), French Immersion, proximity to High Park and the shops, cafés, and dining of Roncesvalles just steps away, this exceptional home offers an unrivalled blend of heritage, convenience, coolness and sophistication.

## Upgrades & Premium Features

### General Features

- Freshly painted throughout (2025)
- Lower level full renovation into separate dwelling suite with new plumbing, insulation, electrical and soundproofing (2022)
- Composite wood front porch and back decking (2022)
- Potlights installed throughout the home (2015)
- Hot tub (2015) with motor replacement (2022) ✧ ✧
- Fascia, soffits and troughs, with leaf guards (2015)
- Built-in cabinetry in Primary Bedroom and Den (2010)
- Kitchen fully renovated (2002)
- ¾" oak flooring on Main Floor; oak flooring on 3rd Floor
- Professionally landscaped with perennials and patio stones
- Custom stairwell separation from main to lower level unit
- 8'9" ceiling height on the Main Floor
- Metal roof
- Two decorative fireplaces
- Pocket doors
- Box bay windows
- Three security cameras at each entrance (front, back & side doors); front and side door keypad entries

### Major System & Mechanical Upgrades

- New Mitsubishi ductless unit on 3rd Floor (2025)
- New Viessmann hot water tank (2025)
- Newer PVC in Lower Level (2022)
- Lower, Main and 2nd Floor windows replaced throughout the years

## Inclusions & Exclusions

**INCLUSIONS** | 3 mounted security cameras; 2 keypad entries (front & side doors); Viessmann gas-fired hot water boiler; Viessmann hot water tank; Mitsubishi ductless A/C; KitchenAid appliances: fridge, dishwasher, exhaust hood, microwave; Monarch stove; LG washer & dryer; all light fixtures; all window coverings; Frigidaire appliances: stove, fridge, dishwasher (basement); Whirlpool washer & dryer (basement); hardwired Bell alarm system equipment; central vacuum rough-in (as-is, no attachments or main canister); retractable awning off deck.

**EXCLUSIONS** | All stager's items; Bell alarm system contract.

## A Closer Look

### MAIN FLOOR

*The welcoming main level is introduced by a gracious foyer that sets the tone with elegant proportions and a refined atmosphere. A convenient main floor powder room adds functionality. At the rear, a walkout from the kitchen opens to an expansive backyard - ideal for outdoor entertaining and everyday enjoyment.*

### SECOND FLOOR

*The impressive second level showcases a spacious primary bedroom complete with custom built-ins, a convenient laundry closet, and a covered balcony overlooking the landscaped backyard. Two additional bedrooms, each highlighted by charming box bay windows and an abundance of natural light, provide generous living space. A large landing creates an open, airy ambiance. A 4-piece bathroom features a deep tub, pedestal sink, and toilet.*

### THIRD FLOOR

*The sun-filled third floor offers two large bedrooms, each enhanced by soaring vaulted ceilings and expansive windows that bathe the space in natural light. A ductless A/C system ensures year-round comfort. A well-appointed four-piece bathroom completes this level.*

### LOWER FLOOR

*The versatile lower level presents excellent income potential or the ideal setting for a nanny or in-law suite. Currently configured as a full apartment, it features a comfortable bedroom, open-concept living and dining area, a fully equipped kitchen, and a three-piece bathroom. A separate side-door entry provides convenience and privacy, enhancing flexibility of use. Thoughtfully designed interchangeable closet / staircase distinguish the main and lower levels, allowing for seamless integration via the main stairwell or the option of a private, dedicated entry.*

### EXTERIOR

*This home impresses inside and out, with beautifully landscaped front and back yards, a welcoming covered front porch, and a timeless brick-and-stone exterior. The backyard is designed for relaxation and entertaining, featuring a composite deck with a retractable awning, built-in hot tub (as-is), stone patio, and a lush lawn surrounded by mature trees. A garden shed with a bike rack completes this picture-perfect outdoor retreat.*

### GARDEN SUITE POTENTIAL

*Report available for maximum build of 1,291 sq ft garden suite.*

## Perfectly Positioned

### Transit Options

- King, Queen, College & Dundas Streetcars 270m
- Dundas St W Subway Station & UpExpress 700m
- High Park & the Howard Park Streetcar loop 550m

### Nearby Amenities

- Sorauren Park 1.4km
- Howard Junior Public School 500m
- The Boulevard Club 2.9km
- St. Joe's Hospital 1.7km
- Lake Ontario 2km

### A Few Favourites

- Revue Cinema 400m
- The Butcher Boutique 450m
- Cherry Bomb 1.5km
- Café Polonez 1.1km
- Gold Standard 500m
- Scout 400m
- Ed's Real Scoop 1.1km

## Parking Permitted

- Property is eligible for on street parking. For additional information, please contact Toronto City Hall Transportation at: 416-392-7873 or [pparking@toronto.ca](mailto:pparking@toronto.ca)

## Income & General Financials

- Lower Level \$2,000 / month (utilities included)
- Upper Levels Owner occupied

[FINANCIALS INFORMATION AT THIS LINK](#)

## Schools

*Howard Junior Public School, Fern Avenue Junior and Senior Public School, St. Vincent De Paul Catholic School, Parkdale Collegiate Institute, Humberside Collegiate Institute (French Immersion). Complete School List on [babiakteam.com](http://babiakteam.com)*

✧ Buyer to verify

✧ ✧ Currently inoperable; being sold in "as is" condition