BABIAK
TEAM REAL ESTATE

532 Windermere Avenue

Lot Size	29 x 100 Feet	Heating	Radiant
Possession	45-60 Days/TBA	Cooling	Central Air
Square Footage	2,350 s.f. Total	Plumbing	Copper, Plastic
Taxes	$7,601.19 (2025)	Electrical	100 AMP
Bedrooms	4	Roof	Asphalt Shingles
Bathrooms	2	Driveway	Mutual
Year Built	1922	Garage	Detached
Fireplace	2 - Wood & Gas	Parking	2 - Garage, Driveway

Welcome to 532 Windermere Avenue

A wonderful opportunity to own a beautifully renovated, detached family home on a wide 29 ft lot in the heart of Bloor West Village! This 4 bedroom, 2 bathroom home offers 2,350 sq ft of well-finished and functional living space across three levels - perfect for family living and effortless entertaining.

The inviting main level blends timeless character with thoughtful updates, showcasing custom built-ins, rich wood floors, and designer lighting throughout. The spacious living room features a wood fireplace, charming bay windows, and beautiful leaded glass details. The party-sized dining room is enhanced by leaded glass windows, crown moulding, and picturesque backyard views, seamlessly connecting to the modern chef's kitchen with new stainless steel appliances, custom cabinetry, and a breakfast bar with ample seating. A light-filled custom mudroom enhances everyday convenience and provides easy access to the backyard.

The second level offers four well proportioned bedrooms, including a roomy primary, an office with custom built-ins and a Murphy bed for added flexibility, and a renovated family bath with updated fixtures. Monarch Plank flooring and new subflooring, along with modern pot lighting throughout completes the space.

The fully finished lower level thoughtfully extends the home's living space, offering a generous recreation and media area anchored by a gas fireplace, custom built-ins, and acoustic paneling. A second full bathroom, dedicated laundry area, and a cleverly integrated Murphy bed provide exceptional flexibility for guests or extended family.

Major upgrades include a high velocity central A/C system, natural gas boiler, and tankless hot water heater.

Enjoy a professionally landscaped west-facing backyard with new fencing, high end turf and patio space designed for low maintenance living. There's parking for two vehicles, including a garage space, plus an unofficial third spot on the existing parking pad.

Ideally situated just a short stroll to the shops and restaurants of Bloor West Village, top-rated Runnymede P.S. and Humberside C.I., the subway and nearby parks. Don't miss out on this rare turnkey opportunity in one of Toronto's best neighbourhoods!

Main Floor

- Foyer with ceramic tile floor, wainscotting and window
- Living room with pot lights, built in shelving, wood flooring, bay window overlooking the front yard, crown moulding, and a woodburning fireplace
- Dining area with centre light fixture, windows, pot lights, crown moulding, wood floors, and built-ins
- Kitchen with granite countertops, tile backsplash, pendant lighting, pot lights, wood floors, stainless steel appliances, and breakfast bar
- Mud room with bench, ceramic tile floor, pot lights, large window, and walk-out to landscaped backyard

Second floor

- Bedroom with closet and large window overlooking front yard
- Bedroom with large window overlooking front yard
- Bedroom with built-in closets, shelving and window overlooking backyard
- Bedroom/office with built-in desk & shelving, large window overlooking backyard, and murphy bed
- Four-piece bathroom with heated floors, bathtub, shower, window, vanity, vanity light and toilet
- Pot lights and Monarch Plank engineered hardwood floors throughout

Lower Level

- Laundry room with tiled floors, laundry sink, stacked LG washer and dryer, and centre light fixture
- Recreation room with windows, vinyl flooring, gas fireplace, pot lights, two beverage fridges, and acoustic panelling around TV
- Gym with pot lights, window, murphy bed and vinyl flooring,

Exterior

- Brick exterior
- Hardscaped fenced backyard with high end turf
- Detached single car garage
- Unlicensed parking pad with lighting
- Front porch with Trex decking, yard with mature tree, shrubs and perennials

Features & Upgrades

INTERIOR FEATURES

- New custom coat closet with American white oak and fluting using a high gloss paint (2026)
- New bathroom vanity, tap, and hardware (2026)
- New TV room downstairs with acoustic panelling and TV built-in with electronic cabinetry behind (2025)
- Custom fluted sideboard with rounded edges made to size of room with wallpaper in dining room (2025)
- New LG appliances, hardware, and painted cabinets in the kitchen (2024)
- High-end monarch plank installed upstairs with new subfloors (2023)
- New laminate flooring in the basement (2023)
- Installed all new pot lights upstairs, West Elm light fixtures in the kitchen and dining room, and new fixtures in all locations except stairs to basement (2023)
- Custom murphy bed installed in basement (2023)
- Replaced shower system in bathroom (2022)
- Fully renovated office with herringbone floor, built-in cabinetry, crown moulding (2021)

EXTERIOR FEATURES

- New parking pad with lighting (2025)
- New front patio composite wood (2025)
- New high end turf (2023)
- New hardscape backyard with fencing (2021)

Inclusions & Exclusions

Inclusions: LG fridge, LG dishwasher, LG stove, built-in exhaust hood, LG Dual Convection wall oven with microwave & steam sous vide, LG washer, LG dryer, Valor gas fireplace insert in basement, Danby freezer, Frigidaire beverage fridge (x2), all electrical light fixtures, all existing window coverings, custom sideboard cabinet in dining room including beverage fridge.

Exclusions: All wall-mounted televisions (basement, dining room, office and primary bedroom), LG steamer, Dyson vacuum, Sonos sound bar, drapery panels in primary bedroom.

Rentals: Tankless Hot Water Tank from Reliance: $58.74 + HST/month.

School Catchment Area

Complete list of schools with live links on babiakteam.com