

264 Pacific Avenue

Lot Size	26' x 109'	Heating	Forced Air, Gas
Possession	30-60 Days	Cooling	Central Air & Wall Unit
Square Footage	2,925 sq ft total	Plumbing	Copper
Taxes	\$10,217.88 (2025)	Electrical	200 amp, Copper
Bedrooms	3+1	Roof	Asphalt Shingle
Bathrooms	4	Driveway	Private
Year Rebuilt	2016	Garage*	Detached
Fireplace	Natural Gas	Parking	1 - Garage, 1 - Driveway

* built to accommodate a car lift

Welcome to 264 Pacific Avenue

Welcome to 264 Pacific Avenue—an exceptional, fully rebuilt two-storey residence in the heart of High Park, offering nearly 3,000 sq ft of thoughtfully designed living space. Set on a coveted, family-friendly street, this home blends modern design with everyday functionality, delivering the ideal backdrop for both comfortable living and effortless entertaining.

The main floor showcases a bright, open-concept layout with clean lines and premium finishes throughout. A custom-designed kitchen anchors the space, complemented by a dedicated dining area and an expansive family room featuring floor to ceiling doors, built-in cabinetry and a Kingsman gas fireplace. Walk out to a covered rear deck and enjoy a private, west-facing backyard—perfect for evening gatherings and sunset views.

Upstairs, a stunning primary retreat impresses with vaulted ceilings, a walk-in closet, and a spa-inspired ensuite featuring heated floors, a custom vanity, an oversized rain shower, and a deep soaker tub. Two additional generously sized bedrooms share a semi-ensuite bathroom, ideal for growing families. A thoughtfully designed laundry room with custom cabinetry and a sink completes the level.

The underpinned lower level adds incredible versatility, complete with 9-foot ceilings, heated and polished concrete floors, an office, walk-up to the rear yard, and a separate bedroom suite - ideal for guests, extended family, or potential in-law living.

With a private driveway and oversized garage designed to accommodate a car lift, this home offers the rare convenience of ample parking in a prime west-end location. Just steps to High Park, top-rated

schools, transit, and the vibrant shops and restaurants of the neighbourhood, 264 Pacific Avenue is a turnkey opportunity in one of Toronto's most sought-after communities.

Main Floor

- Dining room with large windows overlooking the front yard, engineered oak floors, and pot lights
- Breakfast area with large window and pot lights
- Kitchen with quartz counters and backsplash, stainless steel appliances, and breakfast bar
- Pantry with built-in microwave, vacuum closet, undermount sink and high-end wine cooler
- Family room with sliding doors, gas-burning fireplace, and custom built-in shelving
- Mud room with coat closet, bench, storage, walk-out to backyard
- Powder room with vanity, pot lights and exhaust fan

Second floor

- Primary bedroom with vaulted ceilings, large windows facing the garden, pot lights, four-piece ensuite, and walk-in closet
- Second bedroom with large windows, pot lights, semi-ensuite, and double-closet
- Third bedroom with large windows, semi-ensuite, and closet
- Laundry room with sink, built-in storage cabinets, and pot lights

Lower Level

- Bedroom with large window, and semi-ensuite
- Recreation room with walk-up to the backyard, wet bar, and a heated floor
- Office with pot lights, rough-in for laundry or wine cellar
- Bathroom with vanity, rain shower and glass enclosure
- Hydronic in-floor heating throughout

Exterior

- Brick and siding exterior
- Front yard with mature perennial gardens, including Japanese spurge, hydrangeas, grasses, Japanese maple, yew hedges, columnar English oaks, natural stone pathways
- Fully fenced landscaped backyard with yews, European Hornbeams, Japanese maple, butterfly garden plus garden shed and patio
- Driveway and garage access
- Walk-up from basement

Features & Upgrades

- Custom millwork with painted doors and drawer fronts in kitchen (2016)
- Installed heated floors in all bathrooms (except powder room) (2016)
- Engineered white oak flooring throughout (2016)
- New stairs and railings
- High efficiency furnace (2016)
- High efficiency A/C (2016)
- Ductless supplementary cooling in the primary bedroom (2025)
- Combination Gas hot water tank for domestic water and in-floor heating (2021)
- 36" Kingsman gas fireplace (2016)
- New 200 AMP electrical service (2016)
- New windows (2016)
- New garage, with automatic opener (2017)
- New copper supply piping and system-15 waste plumbing (2016)
- Spray foamed insulation throughout (2016)
- New back sliding door system and swing doors (2016)
- New Hardie Cedarmill plank siding (2016)

Inclusions & Exclusions

Inclusions: KitchenAid fridge, Jennair stove, Jennair dishwasher, Sirius exhaust hood, Panasonic microwave, Thermador warming drawer, LG washer, LG dryer, all electrical light fixtures (other than indicated in exclusions); all existing window coverings, Cavavin beverage fridge (main floor), Frigidaire wine fridge (basement), built-in speakers, Epson theatre projector

Exclusions: Wall-mounted TVs & mounts, exterior hose reel, all shelving/cabinets/workbench in the garage, dining and primary bedroom chandelier, all wall-hung mirrors, all non-built-in speakers and audio equipment, BBQ, fire table

Rentals: None.

School Catchment Area

Schools: Complete list of schools with live links on babiakteam.com