

348 Runnymede Road

Key Details

Lot Size	41.67' x 130'	Heating	Gas boiler
Possession	30-60 Days / Flex	Cooling	None
Square Footage	2,430 s.f. // 3,395 s.f. Total	Plumbing	Copper & Galvanized
Taxes	\$8,908.48 (2025) *	Electrical	100 AMP Service
Bedrooms	5	Roof	Asphalt Shingles *
Bathrooms	3 Full	Garage	Detached, 2 Spots
Year Built	1912	Driveway	5+
Fireplace	Brick as-is	Walk Score	90
		Transit Score	84

HOME INSPECTION, BUILDING + GARDEN SUITE POTENTIAL REPORTS AVAILABLE | babiakteam.com

Contact the Listing Agent with any questions!

A Well-Positioned Home

Nearby Amenities

- Runnymede Subway 375m
- Runnymede PS 50m
- Beresford Park 350m
- TPL - Runnymede Branch 600m
- Ravina Gardens 850m
- Humberstone Cl 1.1km
- High Park North Gates 1.3m

A Few Favourites

- Bread and Roses 450m
- Queens Pasta Cafe 550m
- Body & Soul Massage Therapy 500m
- Marvelous by Fred 500m
- Retrofit Pilates 750m
- Luma Coffee 600m
- Fuoco Mio 650m

Garden Suite & Development Potential Summary *

- Garden suite build of ~1,291 sq ft over 2-storeys is allowed as of right with basement possibility
- 2-4 units ~8,700 sq ft is allowed as of right; Ward 4 permissions may allow up to 6 units!
- Single family residential build of ~3,225 sq ft is allowed with development charge
- 3 month approvals if there are no Committee of Adjustment / variance requirements
- Assembly potential allows for townhomes or apartment on Major Streets designation

* Roof is asphalt shingles & modified bitumen; property is being sold in as-is condition

Welcome to 348 Runnymede Road!

Presenting a grand 2½-storey centre hall family home set on an expansive west-facing lot with a rare private drive. Offering generous indoor and outdoor living space, a classic layout, and traditional elements, this is a wonderful opportunity to create your forever home in a highly convenient Bloor West Village location!

Highlights include:

- Five spacious bedrooms; three full baths
- Refinished hardwood floors | Main & Second (2026)
- Freshly painted throughout (2026)
- Gas boiler (2018)
- Total area over 4 levels - 3,295 square feet
- Handsome curb appeal - rug brick exterior & charming covered stone verandah
- Formal entry with coat closet, gracious principal rooms
- Original character intact - gleaming wood floors & trim, french doors, fireplace, stained glass
- Third floor with bedroom, sitting room & bath
- Rare private drive & double garage
- Impressive 42'x 127' west lot
- Potential 2 storey, 1,291 sq ft. garden suite

Just steps to Runnymede subway, Runnymede Library, and the vibrant shops, bakeries, butchers, cafés and restaurants of Bloor West Village, this home is set within one of the west end's top school catchments – Runnymede PS, St. PiusX, and Humberside Cl. Discover the perfect setting for your ideal home in an exceptional family-oriented neighbourhood!

Inclusions, Exclusions & Rentals

Inclusions: All existing appliances and mechanicals in as-is condition.

Schools | Complete School List on babiakteam.com

Runnymede PS (English & French), Humberside Collegiate Institute (English & French).

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