

92 Indian Road Crescent

Lot Size	15.5' x 96'	Heating	Forced Air, Gas
Possession	30 Days/Flex	Cooling	None
Square Footage	2060 s.f. Total	Plumbing	Copper, Plastic
Taxes	\$5,369.10 (2025)	Electrical	100 AMP
Bedrooms	3	Roof	Asphalt Shingles
Bathrooms	2	Parking	None
Transit Score	94		

Welcome to 92 Indian Road Crescent

A charming two-storey rowhouse with timeless curb appeal, ideally situated on a picturesque, tree-lined crescent in the heart of High Park. Offering over 2,000 sq ft of total living space, this move-in ready home blends original character with thoughtful modern updates, and features 3 bedrooms, 2 bathrooms, high ceilings, and hardwood floors throughout the main and upper levels.

The sunlit main level welcomes you with an inviting foyer and flows into spacious, elegant living and dining areas enhanced by floor to ceiling built-in shelving. The bright, well-appointed eat-in kitchen features stainless steel appliances, new countertops, generous prep space, and a breakfast nook overlooking the backyard.

The second level features a light-filled primary retreat with cathedral ceilings, a bay window, skylights, and a generous closet. A versatile loft adds flexible space—perfect for a home office, reading nook, or yoga area. Two additional well-proportioned bedrooms and a 3-piece bathroom complete this level. The finished lower level offers versatility, with strong potential for an in-law suite or income-generating apartment. It features two separate entrances (front and rear walk-ups) and a kitchen rough-in. A dedicated storage and laundry room enhances functionality, while the carpeted rec area provides an ideal space for a kids' playroom or media lounge, complemented by a 3-piece bathroom. A bonus sub-basement adds valuable extra storage.

Step outside to your own west-facing backyard retreat, complete with a two-level deck and layered gardens—perfect for BBQs, entertaining, or unwinding on warm evenings. Out front, the landscaped yard and covered porch offer a welcoming spot to relax and enjoy your morning coffee.

Additional updates include a new roof, re-built front porch, newer windows, updated electrical and plumbing, replacement of the original cast iron drain, an updated kitchen with stainless steel appliances, and newer fixtures throughout—offering peace of mind for the next owner.

Set in one of High Park's most convenient and connected pockets, this friendly west-end neighbourhood has everything within easy reach. You're just a short walk to Lithuania Park, High Park and the shops, cafés, and restaurants along Bloor Street, Roncesvalles, and the Junction. Excellent school catchments including Humberside CI, Charles-Sauriol, Indian Road Crescent PS, St. Cecilia and more. Getting around is easy with Keele and Dundas West subway stations, along with the UP Express a short walk away for quick trips downtown or to Pearson, plus access to bike lanes and nearby trails.

Main Floor

- Foyer with tile floor and window
- Living room with large window overlooking front yard, built-in bookshelves and pendant light - open to dining room
- Dining room with window and pendant light - open to living room
- Eat-in kitchen with new stainless steel appliances, quartz counters & backsplash, undermount sink and window
- Breakfast area with windows overlooking backyard, and walk-out to deck
- Hardwood flooring throughout

Second floor

- Primary bedroom with cathedral ceilings, bay window skylight, closet, wardrobe, loft area and broadloom
- Second bedroom with double closet, window, and broadloom
- Third bedroom with window and hardwood floors
- Hallway with linen closet and hardwood floors
- Bathroom with bathtub, wall-mounted sink, mirror, toilet, two medicine cabinets, window and tile floor

Lower Level

- Recreation room with pot lights, broadloom, built-in bookcase, closets, and walk-up to front yard
- Rough-in kitchen with large window, stainless steel sink and pot lights
- Laundry room with washer & dryer, freezer, built-in shelves, walk-out to backyard
- Sub-basement with 5' clearance for larger basement potential or storage

Exterior

- Covered front porch with wood-paneled ceiling and hanging lantern
- Red brick and vinyl siding exterior
- Front garden with mature greenery and low-maintenance landscaping
- Private, fully fenced backyard with two-level deck, mature trees and greenery

Features & Upgrades

- New roof (2026)
- Updated kitchen counters and sink (2025)
- New toilets and bath fixtures in the bathrooms (2025 and 2026)
- Repaired furnace (2018)

- New rental hot water tank (2018)
- New drains installed and removed cast iron (2024)
- Updated windows (2025 and 2026)
- Rebuilt the front porch (2025)

Inclusions & Exclusions

Inclusions: Frigidaire fridge; Frigidaire stove; Bosch dishwasher; exhaust hood; bench in breakfast nook; all electrical light fixtures; all existing window coverings; wardrobe in primary bedroom; Whirlpool washer; dryer; Frigidaire freezer in basement

Exclusions: Breville Microwave; Outdoor furniture

Rentals: Tankless Hot Water Tank from Enercare, 25.87\$ + HST/month

School Catchment Area

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