

## 103 Galley Avenue

### Key Details

Lot Size	25 ft x 128 ft	Transit/Walk Score	98/90
Possession	90-120 Days	Square Footage	2,980 s.f. <i>Total</i>
Taxes	\$10,104.77 (2025) ⇨	Plumbing	Copper & Plastic
Bedrooms	4	Electrical	200 AMP Service
Bathrooms	4 Full, 1 Half	Roof	Asphalt Shingles + Copper
Fireplace	1, Gas	Parking	2, Detached Garage, Lane
Year Built	1908   <i>Extensively renovated 2012</i>	Laneway Potential	1,640 s.f. (two levels) ⇨
Heating	HE gas boiler: in-floor heating, forced-air system, and domestic hot water.	Cooling	Central A/C + ductless unit

### Exceptionally Located

#### Nearby Amenities

- Roncesvalles Avenue 200m
- Guardian Pharmacy 280m
- Toronto Public Library 350m
- Roncesvalles Animal Hospital 600m
- St Joseph's Health Centre 800m
- Sorauren Avenue Park 1.0km
- High Park 1.3km
- Lake Ontario 1.3km
- TTC Dundas West Station 1.8km
- UP Express 2km

#### A Few Favourites

- Rowe Farms 290m
- Village Juicery 300m
- Bossanova 300m
- Cherry Bomb Coffee 400m
- Dear Grain 400m
- Kondition Wellness 450m
- Ed's Real Scoop 450m
- Cafe Polonez 500m
- Juniper Skincare & Facials 550m
- Alimentari 900m
- Gold Standard 1km

### Schools

*Fern Avenue J & SPS, Parkdale CI, St Vincent de Paul, James Clunan (French Immersion), Humberside CI (French Immersion), Parkdale Collegiate Institute (IB Program). Complete School List on [babiateam.com](http://babiateam.com)*

## Welcome to 103 Galley Avenue!

This exquisite Edwardian residence has been completely reimagined, blending show-stopping contemporary interiors with state-of-the-art amenities. Thoughtfully designed, the home offers nearly 3,000 sq ft of beautifully finished living space across 2.5 storeys, with custom details, elevated materials, and a seamless flow that balances everyday living with refined style. Set on a rare 25 x 128 ft lot with a private backyard and double car garage, this is a standout opportunity in one of Toronto's most family-friendly and beloved neighbourhoods.

Designed for both everyday living and entertaining, the main level offers a seamless, intuitive flow. A welcoming foyer with hidden coat storage leads into a sophisticated living area anchored by a walnut veneer and lacquered built-in media unit. The dining space is framed by a large window overlooking the south-facing backyard. The chef's kitchen is the heart of the home, featuring extensive custom cabinetry, a large island with granite countertops and an integrated compost system, along with a full Miele appliance package including gas cooktop, wall oven, warming drawer, built-in convection oven/microwave, and panel-ready fridge and dishwasher. Walk-out access connects to the backyard and lower level. A statement powder room showcases Sicis mosaic glass tile, a Nero Marquina marble countertop, and Algonquin limestone flooring. The entire level is complemented by in-floor heating.

The second level offers an ideal family layout with a spacious primary retreat featuring a bay window, walk-in closet, and a spa-inspired ensuite finished with Laurent Brown marble floors and a Calacatta marble vanity. Two additional bedrooms overlook the backyard and are complemented by a well-appointed 4-piece family bathroom featuring Gris Pulpis marble flooring and a Calacatta marble countertop. Solid hardwood flooring runs throughout, adding warmth and continuity.

A versatile top level offers incredible flexibility, complete with a skylight and a Heat & Glo gas fireplace for year-round comfort. This level functions beautifully as a family room, office, or guest suite, with an additional bedroom and semi-ensuite bath finished with a Statuario marble countertop and Bisazza mosaic tile, adding a distinctive and elevated design element.

The fully finished lower level, with its own separate entrance, provides excellent versatility for guests, recreation, or potential income. It includes a large rec room, kitchenette, 3-piece bath with Gris Pulpis marble flooring, laundry, and a flexible space that can easily be enclosed as a fifth bedroom. In-floor heating ensures comfort throughout, with durable and elegant Algonquin limestone extending through the rear entry, basement stairs, and laundry area.

Professionally landscaped front and backyards extend the living space outdoors. The front porch is a private retreat, framed by custom wood screens, mature Japanese maple and red maple trees, and low-maintenance greenery. The fully fenced backyard is both expansive and private, featuring stone

pavers, a wood deck for dining, green space for play and mature trees. The double car garage off the laneway includes loft storage and commissioned door art, with laneway housing potential of over 1600 sq. ft.

Situated in prime Roncesvalles, this home offers the best of west-end living. Known for its strong sense of community, vibrant local shops, cafés, and restaurants, this is a neighbourhood where residents truly put down roots. Enjoy close proximity to top-rated schools, medical facilities, High Park, Sorauren Park & Farmers Market (one of the area's biggest community events, featuring local food, live music and outdoor movie nights). The list of amenities continues with a nearby playground, epic splash pad, dog park, baseball field, tennis courts and the upcoming Wabash Community Rec Centre. In winter, the market moves indoors to Henderson Brewery, keeping the neighbourhood spirit alive year round. The waterfront, TTC, and UP Express are just steps away, you get the perfect balance of urban convenience and small-town charm.

## Inclusions & Exclusions

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Miele fridge/freezer, Miele cooktop, Miele wall oven, Miele warming drawer, Miele dishwasher, Miele convection oven and microwave, Airmex exhaust hood, LG washer, GE dryer, Samsung fridge/freezer (basement), Cavavin wine fridge (basement, as-is condition), all electrical light fixtures (except otherwise noted in exclusions), all existing window coverings and sheer curtains, built-in media unit and TV (living room), built-in cabinets in dining room (x2), second floor hallway mirror, fabric shower curtain in family bathroom, all IKEA floating shelves, all closet IKEA shelving and typical closet shelves, entrance table and wall-mounted mirror above, Blum drawer organizers (kitchen and bathrooms), IKEA storage in closets and media unit (basement), Heat & Glo gas fireplace, natural gas BBQ, outdoor dining table, large front porch painted wood planters (x6), garage door opener, ductless AC unit, existing HVAC systems, hot water holding tank, and existing ADT alarm system hardware.

### Exclusions

Dining room light fixture (Bocci light pendants), third floor stairwell light fixture (Bocci light pendants), Rhino coat hooks by entrance, entrance coat closet "dog" coat hooks, white coat rack (back entrance), garage radial arm saw, garage wood crates used as shelving, all wood birdhouses in yard, including yellow one in light fixture on garage, all free standing planters in front and backyard, and outdoor furniture (except otherwise noted in inclusions).

## Upgrades & Premium Features

### Premium Features

- Entire home extensively renovated in 2012 with high-quality finishes
- Solid hardwood flooring on the second and third floors (refinished 2012); engineered flooring on

✦ Buyer should verify

the main level (2026), with finished stone flooring beneath; stone flooring in all bathrooms and portions of the basement (2012)

- Custom solid wood entry door
- Stone throughout including premium mosaic glass feature tiles; all stone counters and floors finished in marble, granite, or limestone
- Thoughtfully designed accent lighting throughout for both function and ambiance.
- Sunproject blinds on all windows, including motorized dining room blinds with blackout feature, plus an additional blackout blind in the primary ensuite
- In-floor heating throughout:
  - Main floor, second floor bathrooms and lower level living area & bathroom
- **Chef's kitchen** features a Miele appliance package, including a 36" 5-burner gas cooktop, 30" wall oven, warming drawer, built-in convection oven and microwave, 30" panel ready fridge/freezer with ice maker, panel ready dishwasher, and Airmec exhaust hood vented to exterior. Additional highlights include a hidden pantry, Blum hardware, a large island with Antique Brown Granite countertops, ample storage, built-in compost bin with stainless steel lid, large single basin Blanco sink, and a walk-out to the backyard deck
- **Dining room** with extra large south facing windows overlooking the backyard, motorized blinds, black out blinds and floor-to-ceiling built-in cabinets
- **Primary bedroom** with hardwood floors, a bay window, a walk-in closet with custom organizers and a spa-inspired ensuite featuring a double vanity with marble counter and marble heated floors, window, linen closet and oversized shower
- **Third-storey** level with hardwood floors, Heat & Glo thermostat controlled gas fireplace, skylight, and a family room with accent lighting overlooking the backyard; includes a bedroom with ample storage and accent lighting, plus a beautifully designed ensuite with marble vanity and shower, all filled with abundant natural light from skylights and multiple windows
- **Basement** with living area & bathroom, wet bar with stainless steel sink and granite countertops, a laundry room with front-loading washer and dryer and additional full-sized fridge/freezer. Potential to add a 5th bedroom.
- **Professional front and rear landscaping** featuring a private, thoughtfully designed outdoor setting: double car garage with loft storage off the laneway and commissioned garage door art (adding a touch of local Roncesvalles charm); custom wood screens creating a secluded front porch retreat; stone pavers; mature trees including Japanese maple and red maple, along with columnar beech and boxwood shrubs along the fence for added privacy; low-maintenance greenery; motion lighting throughout; and a fully fenced backyard with wood deck, stone patio, lawn, and lush plantings for outdoor entertaining.
- Various rooms freshly painted (2026)

## Major System & Structural Upgrades

- Entire lower level renovated (2012)
  - Interior water-proofing

✦ Buyer should verify

- Heated flooring throughout living space and bathroom (stone flooring landing & laundry room excluded)
- Oversized windows let in loads of natural light
- Ample storage and sump pump with battery backup
- Insulation: Mineral batt insulation in the basement. Fibreglass batt insulation in the third-floor ceiling and bathrooms, with additional areas partially insulated.
- HVAC:
  - Central A/C plus ductless air conditioning on the third floor
  - Heating: High-efficiency Viessmann boiler system delivering forced air heating via air handler, including three zones of in-floor radiant heating with dedicated thermostats for enhanced comfort; also provides domestic hot water via hot water tank
  - Third floor gas fireplace: Heat N Glo gas fireplace connected to thermostat
- High-quality, energy-efficient, prefinished thermal double glazed Jeld Wen windows throughout + Operable Velux skylight on 3rd floor
- Pre-finished aluminum Eavestroughs
- A premium copper roof installed on select areas of the home and garage, offering exceptional durability and a distinctive architectural finish and Asphalt Shingles
- Pre-finished Hardie cement board siding on portions of house and garage
- Electrical: New 200 AMP service panel with breakers (2012), copper wiring
- Plumbing: Backflow preventer (2020), Supply line to the city upgraded to ¾" pipe (2002)

HOME INSPECTION REPORT AVAILABLE | [babiakteam.com](http://babiakteam.com)

*Contact the Listing Agents with any questions!*