

## 30 Woodside Avenue

Lot Size	30 X 95	Heating	Radiant
Possession	30 Days	Cooling	Ductless
Square Footage	2,120 s.f. Total	Plumbing	Copper
Taxes	\$ 7,736.93 (2025)	Electrical	Copper 100 amps
Bedrooms	3	Roof	Ashphalt
Bathrooms	1x4piece; 1x2piece; 1x1piece	Driveway	Mutual
Year Built	1925	Garage	None
Fireplace	Woodburning	Parking	1

### Welcome to...

In the heart of Bloor West Village–High Park, 30 Woodside Avenue is perfectly situated on a quiet, tree-lined, family-friendly street. This exceptionally well-maintained 3 bedroom, 1.5 bathroom home is full of original charm including ambient principal rooms featuring wood floors, high ceilings, stained glass, a functioning wood burning fireplace, and original wainscotting. The classic enclosed front porch invites relaxation with coffee, crosswords, birdsong, and views of the perennial garden. A cheerful kitchen extends to a generous mudroom and opens upon a fenced backyard—perfect for kids, pets, and outdoor family living. On the upper level, the primary bedroom effortlessly fits a king bed and boasts an extensive walk-in closet. The two additional bedrooms are bright and sunny, each with a generous closet and ample space for a desk. The family bath has cozy heated floors, a tub and a stand alone shower. There is also a separate large linen closet in the hallway making this floor incredibly functional. With its separate side entrance and a partial bath already installed, the lower level offers exciting potential as an income-generating suite, additional bedroom space, or a spacious playroom or den. The location is second to none! Enjoy the close proximity to top schools, Ravina Gardens, High Park, the subway, and the best of Bloor West Village, Baby Point Gates and The Junction. Lovingly maintained and full of possibility, this is a rare chance to put down roots in one of Toronto's most cherished west-end neighbourhoods and make this special character home your family's own.

### Interior or Main Floor

- Enclosed front porch
- Living room woodburning fireplace
- Charming Kitchen
- Dining area with wainscotting
- Practical Mudroom & Powder Room
- Stained glass windows

## Second floor

- Primary with walk-in closet
- 2 additional bedrooms with closet
- Bathroom with heated floors
- Linen Closet

## Lower Level

- Laundry
- Original double laundry sink
- Workshop/storage
- Separate Side Entrance
- Back flow valve (2025)

## Exterior

- Brick and stone exterior
- Front yard with perennial garden
- Fully fenced landscaped backyard
- Possibility of removing fence and restoring parking

## Features & Upgrades

- New shingles (2017)
- New windows (2008)
- Interior repainted (2026)
- Ductless AC for main floor (2021)
- New powder room on main and toilet in lower level (2025)
- Backflow valve (2025)

## Inclusions & Exclusions

Inclusions: oven, fridge, dishwasher, washing machine, dryer, double laundry sink, mirror in second floor bathroom, all ELF's

Exclusions: mirror in powder room

## School Catchment Area

Schools: Annette Street Public School, St. Cecilia's, HumberSide Collegiate Institute, Other: Western Technical and Commercial Institute, Ecole Elementaire Charles Sauriol, Ecole Secondaire Toronto Ouest, Ecole Elementaire Catholique Sainte-Marguerite d'Youville, Ecole Secondaire Saint-Frère Andre  
Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)