



## 32 Radford Avenue

### Key Details

Lot Size	25' x 122'	Heating	Forced Air, Gas
Possession	30 Days / Immediate	Cooling	Central Air
Square Footage	1,450 sq ft Above Grade	Plumbing	Copper *
Taxes	\$7,653.99 (2025) *	Electrical	60 AMP Service
Bedrooms	3	Roof	Asphalt Shingles *
Bathrooms	1 Full	Transit Score	100
Year Built	1907	Walk Score	88

**HOME INSPECTION, BUILDING + LANEWAY POTENTIAL REPORTS AVAILABLE | [babiakteam.com](http://babiakteam.com)**

*Contact the Listing Agent with any questions!*

### Welcome to 32 Radford Avenue!

Endless potential in a highly accessible location in the heart of High Park - Roncesvalles!

- Detached 3-bedroom brick home, ready for your vision – renovate, expand or reimagine
- Generous 25' x 122' lot
- 1,450 square feet of above-grade living space
- Lovely backyard with double car garage via laneway
- Full lower level with 6'9" ceiling height
- Excellent building and laneway potential reports available

*Life in Roncy* ~ Enjoy all that this vibrant neighbourhood has to offer: an abundance of cafés and independent shops in Roncesvalles Village and Bloor by the Park; seamless connectivity via the UP Express, Bloor subway line, streetcars, and the West Toronto Railpath; plus easy access to major highways. Just a short stroll to High Park, the Lake Ontario waterfront, and scenic cycling routes. Located within highly regarded school catchments, including Howard Junior Public School with French immersion.

\*Property is being sold in "as is" condition. Buyer to verify taxes + information in Building & Laneway Potential Report. Supply Piping & Pump(s): copper + galvanized steel. Roof is Asphalt Shingles + Modified Bitumen.

## Building + Laneway Potential Report Coles Notes \*

- Max laneway house size: ~1,640 sq ft over 2 storeys (+ optional basement with limitations)
- Deep lot and favourable house placement allow a build + parking (with or without garage)
- No development charges for laneway house or multiplex units under current programs
- Strong additional development potential under EHON:
  - Existing home can be converted into 2–4 units
  - Zoning permits up to 4 units (potentially 5–6 units under updated ward rules)
- New multiplex build potential: ~5,480 sq ft (4 floors: 3 above grade + 1 recessed)
- Single family “as of right” is ~1,840 sq ft + basement
- Laneway house can be added alongside existing or new multi-unit building
- Overall: high flexibility for laneway + multi-unit with favourable zoning and cost advantages

## Inclusions, Exclusions & Rentals

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

Exclusions: Nil

Rentals: Nil

## Schools

*Howard Junior Public School (+ French Immersion), Fern Avenue Junior & Senior Public School, St. Vincent De Paul Catholic School, Parkdale Collegiate Institute, HumberSide Collegiate Institute (French Immersion).* Complete School List on [babiakteam.com](http://babiakteam.com)

## A Well Positioned Home!

### Nearby Amenities

- TTC 550m
- UP Express 650m
- Howard Junior PS 750m
- High Park 450m
- Sorauraen Park 1.4km
- St Joe's Hospital 1.9km
- Lake Ontario 2.1km

### A Few Favourites

- Musoshin Ramen 270m
- The Butcher Boutique 400m
- Revue Cinema 600m
- Scout 600m
- Reunion Coffee 650m
- Gold Standard 700m
- Café Polonez 1.3km

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