

16 Coe Hill Drive

Key Details

Lot Size	30 ft x 100 ft	Transit Score	83
Possession	~90 Days	Bike Score	89
Square Footage	1,090 s.f. <i>Above Grade</i>	Heating	Gas Boiler
Taxes	\$6,123.14 (2025) ✦	Cooling	Ductless A/C
Bedrooms	3+1	Plumbing	Copper ✦
Bathrooms	1 Full, 1 Half	Electrical	100 AMP Service
Year Built	1945	Roof	Asphalt Shingles
Exterior	Brick and Stone	Parking	2 Spots <i>Private Driveway</i>
Garden Suite Build	Up to 1,291 sq ft! <i>See report for more info</i>		

A Well-Positioned Home

Nearby Amenities

- High Park 200m
- The Lake 500m
- Humber River 850m
- St Joseph's Hospital 2.3km
- Sunnyside Bike Park 750m

A Few Favourites

- Cheese Boutique 1.0km
- Sobey's 1.6km
- Shopper's Drug Mart 1.6km
- Bloor West Village 2.0km
- Ronces via 501 Streetcar 2.2km

Future Development Potential

- Garden Suite (as-of-right): up to ~1,291 sf (2 storeys) + possible basement
- Existing House Conversion: 2-4 units (as-of-right) / Multiplex Build under EHON ✦
 - New build up to 4 units (or 5-6 units - Ward 4 eligible)
 - Approx ~5,300+ sf potential over 3-4 levels
- Combined Potential: up to 6 units in main building + garden suite (7th unit)
- Financial / Timing: no development charges for 2-6 units + garden suite

Welcome to 16 Coe Hill Drive!

Discover an inviting detached residence in Swansea, tucked along a peaceful, tree-lined street. Thoughtfully updated while preserving its classic appeal, this two-storey stone and brick home offers an ideal blend of comfort and functionality. Inside, you'll find 3+1 bedrooms, a bright renovated main floor with seamless flow, a modern kitchen with quartz counters, and a convenient powder room.

Step outside to a beautiful fully fenced west-facing backyard with mature trees, lawn, and perennial gardens—offering a private setting with plenty of space to relax or entertain. A private driveway with parking for at least two vehicles completes this move-in-ready home.

Positioned to enjoy the best of the west end, this home places you moments from scenic lakefront trails, Grenadier Pond and Catfish Pond, and the expansive greenery of High Park, as well as the Humber River. Everyday essentials and local favourites—including the Cheese Boutique, nearby Sobeys, and the vibrant shops and dining along Bloor West Village—are all within reach. Enjoy Rennie Park, the Swansea Community Centre, dedicated bike lanes, multi-use trails, and Sunnyside Bike Park just steps away. Convenient transit options include a quick bus to Bloor West Village or the 501 streetcar via Queen Street to downtown. Located within the highly regarded Swansea P.S. and Humberstone C.I. catchments, this is an opportunity to enter a beautiful neighbourhood with enduring appeal.

Upgrades & Features

A Few Upgrades & General Features:

- West-facing yard with perennials, cedars, garden shed, garden beds, lawn and deck
- Stone and brick 2-storey detached home with a private drive
- Bathrooms (Main 2022 & 2nd ~2010)
- Engineered hardwood floors (Main 2018)
- Kitchen reno (2018)
- Windows (Main kitchen & deck door 2018 & 2nd front 2010)
- Ductless A/C (2017)
- Furnace & sump pump (2013)

Inclusions, Exclusions & Rentals

Inclusions

All existing appliances and mechanicals; electrical light fixtures; window coverings; bathroom mirrors.

Exclusions

Exterior pots / ornaments / wind chimes; stager's items.

Rentals

Hot water tank, Enercare.

Schools

Swansea PS, St Pius X, St Cecilia (French Immersion), Humberside Collegiate Institute (English & French Immersion). Complete School List on babiakteam.com

HOME INSPECTION REPORT & DEVELOPMENT REPORT AVAILABLE | babiakteam.com

Contact the Listing Agent with any questions!