

64 Gilmour Avenue

Key Details

Lot Size	21.5 ft x 98 ft	Plumbing	Copper & Plastic
Possession	60 Days	Electrical	100 AMP Service
Taxes	\$7,533.33 (2025) ↕	Roof	Asphalt Shingles + Modified Bitumen
Bedrooms	3	Parking	1, Garage, Mutual
Bathrooms	2 Full	Heating	Combi gas boiler: radiator, forced-air system, and domestic hot water
Square Footage	1,860 s.f. <i>Total</i>	Cooling	Central A/C
Year Built	1920 <i>Extensively renovated 2020</i>		

Exceptionally Located

Nearby Amenities

- Annette St 120m
- Little Bee Mart 300m
- Runnymede Rd 350m
- Runnymede PS 600m
- Humberside Cl 1km
- TTC Runnymede Station 1.1km
- Toronto Public Library 1.1km
- High Park 1.5km

A Few Favourites

- Sanagan's Meat Locker 260m
- Monte Bakery 270m
- Fuoco Mio 280m
- Luma Coffee 280m
- The Wild Pansy 350m
- Good Gang Ice cream 600m
- Repeat Boutique 750m
- Organic Press Coffee 750m

Schools

Runnymede Jr & Sr PS, Humberside Cl, ÉÉ Charles-Sauriol, ÉS Toronto Ouest, St. Cecilia Catholic School, ÉSC Saint-Frère-André. *Complete School List on babiateam.com*

Welcome to 64 Gilmour Avenue!

Beautifully updated semi-detached home in the heart of Bloor West-High Park! This move-in ready 3 bed, 2 bath residence offers over 1800 sq ft of thoughtfully designed living space. Fully renovated in 2020 with quality finishes throughout, the home features a cohesive design that balances comfort, function, and style for modern family living.

The bright, open main level is designed for everyday living and entertaining, with custom built-ins, engineered hardwood floors and pot lights throughout. The modern chef's kitchen offers a large island with breakfast bar, GE appliance suite including a gas stove, undercabinet lighting, and an undermount sink, all complemented by a large picture window overlooking the backyard. A rear entry with bench seating and closet adds practical storage, while a walk-out leads directly to the west-facing deck. Upstairs, you will find three well-proportioned bedrooms, including a spacious primary retreat with a custom built-in wardrobe. The deluxe 4-piece family bathroom features a window, a rain shower head, handheld shower, and quality finishes throughout. Engineered hardwood flooring continues across this level, enhancing the clean and cohesive design. The finished basement adds valuable flexibility with a comfortable rec room, ideal for a family room, home office, or guest space. A 3-piece bathroom with glass enclosure, dedicated laundry area, and generous storage make this level both functional and versatile.

The home offers excellent curb appeal with a covered front porch and landscaped front yard. The west-facing backyard is low maintenance and features a generous deck perfect for outdoor dining and relaxing. An extra wide mutual driveway leads to a garage with automatic door, loft storage, and space to accommodate a mid-size SUV.

Ideally situated in a family-friendly pocket of Bloor West-High Park, this home falls within the Runnymede PS and Humberside CI school catchments. Enjoy easy access to nearby parks, and just steps to the growing selection of shops, cafes, and restaurants along Annette St. The Junction is a short walk away, and Runnymede Station provides convenient access to the Bloor subway line, making this a highly connected and desirable west end location.

Inclusions & Exclusions

Inclusions

GE fridge, GE dishwasher, GE stove, GE exhaust hood, GE microwave, Whirlpool washer, Whirlpool dryer, all electrical light fixtures, all existing window coverings, and shelving unit in laundry room.

✦ Buyer should verify

Exclusions

Samsung wall-mounted TV & bracket (living room), LG wall-mounted TV & bracket (basement), all wall-mounted mirrors, BBQ, outdoor furniture, API security system & hardware, Ring doorbell.

Upgrades & Premium Features

- Entire home renovated in 2020 with high-quality finishes, updated electrical, plumbing and spray foam insulation throughout.
- Engineered hardwood flooring on the main and second floors.
- Driveway and front landscaping completed in 2025.
- All exterior paint completed in 2024.
- Potlights across the main and lower level.
- **Living room** with custom built-ins and decorative fireplace.
- **Dining room** open to living and kitchen with large window and centre light fixture.
- **Chef's kitchen** features a GE Profile appliance package, including a 5-burner gas cooktop, fridge/freezer with ice maker, dishwasher, microwave and exhaust hood vented to exterior. Additional highlights include undercabinet lighting, large single basin sink, large island with ample storage and breakfast bar, picture window overlooking the backyard and a walk-out to the deck.
- **Rear entry** with bench seating that doubles as storage and closet.
- **Primary bedroom** with custom built-in wardrobe.
- **Basement** with broadloom and comfortable ceiling height, rec/family room, 3-piece bathroom with heated floors and a storage/laundry room with Whirlpool washer (2025) & dryer.
- **Landscaped front and rear exterior** offering a low-maintenance, functional outdoor setting. The front yard features manicured greenery, a covered porch, and an updated walkway leading to the home, while the extra wide mutual driveway provides easy access to a detached garage with automatic door and loft storage. At the rear, enjoy a private west-facing backyard complete with a tiered wood deck and privacy screens, framed by mature trees and fencing.

Major System & Structural Upgrades

- Entire home renovated (2020)
- Eavestroughs and gutter guards installed
- Interior water-proofing with sump pump
- Spray foam insulation throughout
- Plumbing updated including city waterline
- HVAC:
 - Central A/C
 - Heating: High-efficiency gas-fired hot-water boiler delivering forced air heating via air handler, radiant heating in the basement including in-floor heating in basement

✦ Buyer should verify

bathroom; also provides domestic hot water via hot water tank

- Electrical: 100 AMP service panel with breakers, copper wiring

HOME INSPECTION REPORT AVAILABLE | babiakteam.com

Contact the Listing Agents with any questions!