

## 497 Keele Street

THE JUNCTION

### Key Details

Square Footage	1,740 sq. ft. <i>total</i>	Heating	Forced-Air Gas
Bedrooms	2+1	Cooling	Central A/C
Bathrooms	2 Full + 1 Half	Parking	2 Spots
Lot Size	~18'1" x 116.5' (survey)	Electrical	100 AMP
Possession	45-90 Days	Plumbing	Pex & Plastic
Taxes	\$4,619.22 ⚡	Roof	Asphalt Shingles + MB ⚡
Year Built	1900	Walk Score	94
Laneway Build	Up to 815 sq ft	Bike Score	80

### Welcome to 497 Keele Street

A beautifully reimagined semi-detached residence offering sophisticated design, quality finishes, and income-generating flexibility in one of Toronto's most sought-after west-end neighbourhoods. Extensively renovated with meticulous attention to detail, this turnkey home combines timeless craftsmanship with modern updates, just steps from the shops, cafés, restaurants, and amenities of the Junction.

The bright open-concept main floor is anchored by soaring ceilings, pot lighting throughout, and seamless living and dining spaces designed for everyday comfort and effortless entertaining. Upstairs, the thoughtfully designed layout features two spacious bedrooms, including a beautiful primary retreat complete with a custom walk-in closet, convenient second-floor laundry, and access to a stunning family bathroom featuring premium finishes, an oversized vanity, a separate shower, and a luxurious soaking tub.

The professionally finished lower level is fully self-contained with its own entrance, kitchen, laundry, and living space, creating an ideal opportunity for supplemental rental income, multi-generational living, or a private guest suite.

Outside, professionally landscaped front and rear gardens showcase established perennials and inviting outdoor spaces, while laneway parking adds coveted urban convenience.

Just down the street from the Junction's vibrant amenities and positioned to benefit from continued investment in west-end transit infrastructure, this exceptional home offers a compelling blend of lifestyle, quality, and long-term value.

## Upgrades & Premium Features

### General Features

- Bright open-concept main floor featuring soaring ceilings, pot lighting throughout, and seamless flow between living and dining areas
- Main floor powder room
- Custom white oak staircase with new treads, risers, and balustrades
- Premium Centura tile selections used throughout
- Premium GE Café gas stove and fridge, KitchenAid range hood, Bosch dishwasher
- Generous storage solutions including under-stair storage with motion sensor lighting and front hall closet with motion sensor
- Spacious primary bedroom with 9'2" ceiling height featuring a custom walk-in closet with wardrobes and white oak sill detailing, ceiling fixture from V de V
- Convenient second-floor laundry with stacked front-load Samsung washer & dryer
- Spa-inspired family bathroom featuring a double vanity, glass-enclosed shower, and deep soaker tub
- Owned mechanical systems including furnace, air conditioning, and hot water tank

### Outdoor Features

- Fully fenced backyard offering privacy and security
- Keyless front and backdoor entry
- Landscaped front and rear gardens with perennial plantings
- Garden shed with TV setup, creating a unique outdoor lounge and entertaining space
- Gas line connection for convenient outdoor grilling and entertaining
- Nest security cameras included
- Keyless Lockey USA rear-yard entry system
- Convenient laneway parking

### Lower-Level Suite

- Fully self-contained lower-level suite with separate entrance
- Dedicated kitchen, living area, and laundry facilities
- Ideal for rental income, multi-generational living, or guest accommodations
- Current rental income is \$1,695 / month on a month-to-month basis

### Major Upgrades

- Extensively renovated throughout with an emphasis on quality craftsmanship, functionality, and timeless design
- New studs and joists throughout (2018)

- Spray foam insulation throughout (2018)
  - Main & Upper (2018), Upper (Studs and ceiling joists), Lower (2020), Exterior Walls
- Rebuilt masonry (2018)
- 3/4" ply subfloor throughout (2018)
- All new windows and doors (2019)
- Basement waterproofed with weeping tile & sump pump
- Acoustic separation upgraded with Safe'n'Sound insulation and double-layer drywall (2 x 5/8" drywall) between adjoining homes
- Upgraded drainage system including exterior connections to front-yard French drain and new cleanouts
- New backyard fence
- Hardwired doorbell and rear camera
- Hardwired smoke & carbon monoxide detectors.
- Copper & plastic plumbing with 3/4" waterline

## Perfectly Positioned

### Transit Options

- |                                 |            |
|---------------------------------|------------|
| ● Keele Bus Stop                | Steps Away |
| ● Keele Subway Station          | 2.1 km     |
| ● Up Express & Bloor GO Station | 2.2 km     |

### Nearby Amenities

- |                                       |        |
|---------------------------------------|--------|
| ● Baird Park                          | 900 m  |
| ● High Park                           | 2.8 km |
| ● Annette Community Recreation Centre | 1.9 km |
| ● St. Joseph's Health Centre          | 4.3 km |

### Local Favourites

- |                        |        |
|------------------------|--------|
| ● The Sweet Potato     | 550 m  |
| ● Nodo Junction        | 500 m  |
| ● Mattachioni          | 1.2 km |
| ● Playa Cabana Cantina | 500 m  |
| ● Full Stop Coffee     | 600 m  |

## Inclusions & Exclusions

**Inclusions** Upper: Nest Thermostat, Google doorbell (hardwired) & Google backyard camera (as-is), Yale front door & back door keyless entry, hardwired Nest smoke & carbon monoxide detectors, GE Cafe Gas Stove, GE Cafe refrigerator, Bosch dishwasher, KitchenAid range hood, Samsung frontload washer & dryer.

Lower: Bosch dishwasher, LG refrigerator, Haier stove, range hood, Samsung frontload washer & dryer.

All: all window coverings (upper & lower), all light fixtures (upper & lower), bathroom mirrors (upper & lower), hot water tank & equipment, central air & equipment, forced-air gas furnace & equipment, backyard shed TV & mount.

**Exclusions** All staging items, all tenant's items, Weber BBQ, interior & exterior planters (hanging affixed), Smith & Hanks wine fridge, mirrors in living room mirror, hallway and bedrooms, TVs & mounts.

## Income & General Financials

- Lower Level \$1,695 / month (utilities included); month-to-month tenancy in place
- Upper Levels Owner occupied

## Schools

- Charles-Sauriol Elementary School
- Keele Street Public School
- Indian Road Crescent Junior Public School
- Annette Street Junior & Senior Public School (*French Immersion site*)
- Runnymede Collegiate Institute
- Humberside Collegiate Institute
- St Cecilia Catholic School
- St Oscar Romero Catholic Secondary School

Complete School List on [babiakteam.com](http://babiakteam.com)