

Listing Draft4552576 MLS® Data Information

573 Northcliffe Boulevard
Toronto, ON M6E 3L6
Residential Freehold - Detached
For Sale - \$998,000 - Draft

PROPERTY.CA INC. (416-583-1660)
JORDAN RASBERRY, Broker (416-618-8491)

Location

ASSESSMENT ROLL # 191403118001700
PIN# 104540070
AREA Toronto
MUNICIPALITY Toronto C03
COMMUNITY Oakwood Village
FRONTING ON East
LEGAL DESC. Lt 35 Pl 2014 Twpofyork
Ptl+34PI2014

LOT FRONT 30
LOT DEPTH 120
LOT SIZE CODE Feet
WATERFRONT YES/NO No
DIR.S 573 Northcliffe Boulevard
MAIN CROSS STREETS Dufferin/Rogers

Amounts/Dates

LIST PRICE REDUCED TO REFLECT No
HST REBATE
HST APPLICABLE TO SALE PRICE Included In
DEVELOPMENT CHARGES PAID Unknown
TAXES/YEAR \$4,517 / 2025
CONTRACT COMMENCEMENT September 22, 2026

EXPIRY DATE January 21, 2027
POSSESSION DATE/TYPE October 31, 2026 / 30-59 days
HOLDOVER DAYS 90
SELLER NAME PELUSO, JONATHAN
CHRISTOPHER; OUTOW, MARY

Exterior

LINK No
STYLE Bungalow
EXTERIOR Brick
FOUNDATION DETAIL Other
ROOF Other
GARAGE/TYPE Yes / Detached
GARAGE PARKING SPACES 2
PARKING/DRIVE Private
DRIVE PARKING SPACES 6

TOTAL PARKING SPACES 8
WATER Municipal
POOL None
SEWERS Sewer
SPECIAL DESIGNATION Unknown
APPROX. SQUARE FOOTAGE 700-1100
ABOVE GRADE FINISHED SQFT 864
ABOVE GRADE FINISHED SQFT MPAC
SOURCE
SURVEY TYPE Unknown

Interior

OF ROOMS 5
OF BEDROOMS 2 + 1
OF KITCHENS 2
WASHROOMS/PCS 1 / 4
LVL Main
WASHROOMS/PCS 1 / 4
LVL Lower
INTERIOR FEATS. Carpet Free

FAMILY ROOM/BONUS ROOM No
BASEMENT Apartment
FIREPLACE/STOVE Yes
HEAT SOURCE Gas
HEAT TYPE Water
AIR CONDITIONING None
ELEVATOR/LIFT No

Rooms/Detail

	ROOM LVL	ROOM TYPE	LENGTH	WIDTH	DESC. 1	DESC. 2	DESC. 3
1	Main	Living Room	4.7m	3.5m	Hardwood Floor	Open Concept	Bay Window
2	Main	Dining Room	2.8m	3.5m	Hardwood Floor	Open Concept	Combined w/Living
3	Main	Kitchen	2.7m	4.3m	Ceramic Floor	Centre Island	Stainless Steel Appl
4	Main	Primary Bedroom	4.6m	3.1m	Hardwood Floor	Closet	Overlooks Backyard
5	Main	Bedroom	3.5m	2.7m	Hardwood Floor	Closet	Overlooks Backyard
6	Basement	Kitchen	3m	4.2m	Modern Kitchen	Laminate	Window
7	Basement	Living Room	7.8m	3.3m	Laminate	Open Concept	Combined w/Dining
8	Basement	Dining Room	7.8m	3.3m	Laminate	Open Concept	Combined w/Living
9	Basement	Bedroom	2.7m	3.3m	Laminate	Closet	Window
10	Basement	Laundry	2.26m	2.26m	Ceramic Floor		

Comments

REMARKS FOR CLIENTS

Offers anytime! Welcome to this charming, move-in-ready detached bungalow in the heart of Oakwood Village, set on an exceptional 30 x 120 ft lot with a private driveway and incredible future potential. The bright, open-concept main floor features hardwood floors, a bay window and fireplace, plus an updated kitchen and bathroom, fresh paint and updated mechanicals. Two bedrooms overlook the backyard, while the finished lower level offers a separate bedroom, kitchen and spacious living/dining area-ideal for extended family, guests or potential rental income. Outside, the private drive leads to a newer detached 2-car garage plus storage shed. Move in and enjoy today, renovate or substantially expand in the future. A recent feasibility report identifies potential for a single-family home of approximately 2,750 sq. ft. plus basement and confirms eligibility for a 2-storey garden suite of up to approximately 1,291 sq. ft., with further potential for multi-unit redevelopment of up to 6 units, subject to applicable requirements and approvals. All this on a quiet residential street steps from neighbourhood favourites like Doce Minho Bakery, DAM Sandwiches, Oakwood Espresso and Nonna Lia, along with parks, shops and the vibrant Oakwood strip, and within walking distance of the Eglinton LRT. A fantastic home today with exceptional flexibility for tomorrow.

OFFER REMARKS

Offers anytime

INCLUSIONS

All existing appliances, window coverings, electrical light fixtures

EXCLUSIONS

None.

RENTAL ITEMS/UNDER

CONTRACT

Combination hot water boiler at approximately \$174/month

UNDER CONTRACT MONTHLY

COSTS

Combination hot water boiler at approximately \$174/month

REALTOR ONLY REMARKS

Offers anytime. Vacant easy to show. Email listing agent for home inspection and garden suite/multiplex report. The Seller and Listing Brokerage make no representations or warranties regarding the retrofit or legal status of the basement apartment. Buyer and Buyer's agent to conduct their own due diligence with respect to the use and status of the basement apartment. Buyer and their agent to verify all taxes and measurements. Please call Jordan with any questions.

Other

LISTING BROKERAGE PROPERTY.CA INC.
SALESPERSON 1 JORDAN RASBERRY, Broker
SALESPERSON 1 PHONE # 416-618-8491
SALESPERSON 1 EMAIL jordan@brakerealestate.ca
CMSN. TO CO-OP. BROKERAGE 2.5%

DISPLAY ADDRESS ON INTERNET Yes
DISTRIBUTE TO DDF/IDX Yes
PERMISSION TO CONTACT Yes
BROKER TO ADVERTISE
SHOWING REQUIREMENTS Lockbox
OCCUPANCY Owner

Listing Draft4552576 MLS® Data Information

SELLER PROP. INFO STATEMENT No
DISTRIBUTE TO INTERNET Yes

CONTACT AFTER EXPIRED No

This is an MLS® Data Information Form. Seller or Landlord hereby acknowledges having received a copy of this document which forms Part 2 of the listing agreement

Signature	Date
Signature	Date
Signature	Date