

277 BOSTON AVENUE

Presented by Charlene Kalia



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Introducing 277 Boston Avenue, an exceptional residence that has undergone a complete transformation, resulting in a contemporary masterpiece. Nestled in a highly desirable location, this fabulous 3-bedroom home offers convenience with its proximity to shops, restaurants, and public transit.

Step inside and be captivated by the thoughtful design and meticulous attention to detail showcased throughout. Every aspect of this residence has been carefully curated, featuring designer finishes and an awe-inspiring open-concept layout, ideal for modern living. Spanning across four floors, this well-appointed home boasts a total living space of 1640 square feet.

As you enter the impressive main floor, you'll be greeted by beautiful oak floors that lead you into the inviting living room and dining area, seamlessly connected to the chef's kitchen. The kitchen is a culinary enthusiast's dream, complete with a quartz island, stainless steel appliances, ample storage, and abundant natural light pouring in through the walk-out to your private, sun-drenched back garden.

On the second level, you'll discover two spacious bedrooms, one of which includes an ensuite bathroom and another family-sized bathroom for added convenience. Ascend to the third floor, and you'll find a serene primary retreat designed to evoke a sense of tranquility. This level provides the perfect sanctuary to unwind and recharge with oak floors, custom closet organizers, a luxurious three-piece ensuite, and a private terrace.

Thoughtfully designed, the lower level of this home offers a spacious recreation room complemented by a three-piece bathroom, a separate laundry room, and ample storage space. Off the main floor, step out onto your two-tier deck, complete with a gas line for a barbecue, a fully fenced garden and an interlocking pathway leading to your parking pad for one car via the lane, conveniently accessed through a custom remote door.

Don't miss the opportunity to own this extraordinary residence, where contemporary style meets practical functionality.









NOTABLES

FEATURES

- Meticulously renovated back to the studs
- 1,650 square feet of total living space
- Electrical system with new 100 amp service (2020)
- All new HVAC design, duct work and new furnace (2020)
- All new plumbing with basement back-flow flood preventer (2020)
- Fully insulated home with batt in walls, spray foam in flat roof and crawl space (2020)
- Soundproofing on the adjoining wall (2020)
- 3 new oak wood staircases (2020)
- Sunny, fully fenced back garden
- Rooftop terrace off the primary retreat
- LED pot lights throughout
- 3/4" thick, wide-plank engineered oak flooring on main and upper floors
- Professionally landscaped front gardens
- Lane access parking pad with remote control door

INCLUSIONS

- Whirlpool gas stove
- Whirlpool stainless steel fridge with integrated water and ice
- GE microwave
- Whirlpool stainless steel dishwasher
- Samsung washer and dryer
- All light fixtures
- All window coverings
- All shutters
- Remote controlled kitchen blind

EXCLUSIONS

- Gas BBQ
- All wall-mounted televisions
- All outdoor furniture

LOTSIZE

- 16.17 FT x 110 FT

PARKING

- One car parking off the lane, with remote control door

TAXES

- \$5,952.81 (2023)

POSSESSION

- 60-90 Days / TBA

FLOOR PLAN



HOODQ ADDRESS REPORT



277 Boston Avenue

Toronto, ON

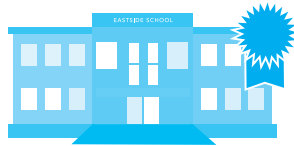
HOODQ ADDRESS REPORT™

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SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Pape Avenue Junior Public School

Designated Catchment School
Grades PK to 6
220 Langley Ave

Riverdale Collegiate Institute

Designated Catchment School
Grades 9 to 12
1094 Gerrard St E

Queen Alexandra Middle School

Designated Catchment School
Grades 6 to 8
181 Broadview Ave

ÉÉ La Mosaïque

Designated Catchment School
Grades PK to 6
80 Queensdale Ave

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Kapapamahchakwew - Wandering Spirit School

Grades PK to 12
16 Phin Ave

Danforth Collegiate and Technical Institute

Grades 9 to 12
800 Greenwood Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Matty Eckler Playground

953 Gerrard St E



1 min

Matty Eckler Recreation Centre

953 Gerrard St E



3 mins

Gerrard - Carlaw Parkette

855 Gerrard St E



2 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds	1 Community Centre
2 Dog Parks	2 Splash Pads
1 Pool	1 Sports Court
1 Basketball Court	1 Fitness/Weight Room
1 Ball Diamond	1 Gym

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 19 minute walk away.



Nearest Rail Transit Stop

Pape Station



19 mins



Nearest Street Level Transit Stop

Gerrard St East At Pape Ave



2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2.73km.



Toronto East Health Network - Michael Garron Hospital

825 Coxwell Ave



Fire Station

840 Gerrard St E



Police Station

101 Coxwell Ave

HoodQ

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