

84 WOODBINE AVENUE
THE BEACHES



A CHARMING FAMILY HOME IN THE HEART OF THE BEACH NEIGHBOURHOOD

Located in the coveted "Painted Ladies" enclave, steps to the beach and Queen Street East, this spacious freehold home is not to be missed. Tastefully appointed with thoughtful touches and functionality throughout, this home is an impeccable gem in one of Toronto's most sought-after neighbourhoods.

Spanning four levels and boasting over 2,600 square feet of elevated living space, this lovely home offers timeless charm with modern conveniences throughout. There is no shortage of space for everyone in the family, both indoors and out, with two balconies and an outdoor patio with room for dining and seating. The private yard leads to a standalone two-car garage with a hydraulic lift system.

GROUND FLOOR

The bright and welcoming ground floor entryway warmly greets you with its lovely design. The adjoining family room is generous in size with a wall of windows letting in light, and could easily double as an at-home office. Down the hall is a bedroom with a wall of closets and a nearby two-piece bath, perfect for overnight guests or as a nanny suite.

MAIN FLOOR

Ascending the stairs you will find the inviting main living spaces - the heart of the home. The spacious living room offers plenty of room to gather together, with a walkout to a secluded private balcony. The bright, modern chef's kitchen offers an effortlessly elegant space, with a dramatic centre island, a suite of stainless steel appliances and ample storage throughout. The adjoining open dining room is perfect for family get-togethers and entertaining, with windows overlooking the west-facing, private yard with ample room for outdoor dining and relaxing alike.

SECOND FLOOR

Ascending the stairs you will find two well-appointed, bright bedrooms with generous closets. One bedroom serves as a private retreat with its own 4-pc ensuite. A second 4-pc bath to share and a stacked laundry round out the airy second floor space.

THIRD LEVEL

The stunning third level is a private oasis. Vaulted ceilings greet you in the oversized primary bedroom, complete with a Juliette balcony, extra built-in storage and an additional walk-in closet. The lush 5-pc master ensuite leads to a west-facing private balcony, perfect for cosying up with your morning coffee or to watch the sunset over an evening nightcap.

EXTERIOR AND OUTDOOR SPACE

The west-facing patio and yard offer endless entertaining and living possibilities for all members of the family. Additional balconies on the first and third floors offer quiet spots to enjoy nature and bring the outdoors in. At the rear of the property, The laneway garage is a dream, offering two-car parking with a hydraulic lift, and plenty of additional storage neatly tucked inside.

NEIGHBOURHOOD

Known for its family-friendly community, The Beach neighbourhood offers the best of urban living while being connected to the city's core and major arteries. Steps to the well-loved shops, cafes and restaurants along Queen Street East, while only minutes to Ashbridges Bay and the extensive walking and cycling trails nearby. In the catchment for Kew Beach Junior PS and Monarch Park Collegiate, as well as St. Denis Catholic School, and Neil McNeil and Notre Dame Catholic Secondary Schools. This charming retreat offers the best of urban living in a vibrant and warm community, with the best of both worlds. This gem is not to be missed.















INCLUSIONS

- GE stainless steel double refrigerator
- Whirlpool stainless steel built-in oven
- Whirlpool stainless steel stovetop range
- Whirlpool stainless steel range hood
- Whirlpool stainless steel dishwasher
- Panasonic microwave
- LG white stacked washer and dryer
- All electric light fixtures
- All window treatments
- All heating and air conditioning equipment

EXCLUSIONS

- BBQ
- Furniture
- Art Work

LOT SIZE

- 14.76 FT x 116.80 FT

TAXES

- \$8,159 (2025)

POSSESSION

- 60-90 Days

HEATING

- Forced Air, Gas

COOLING

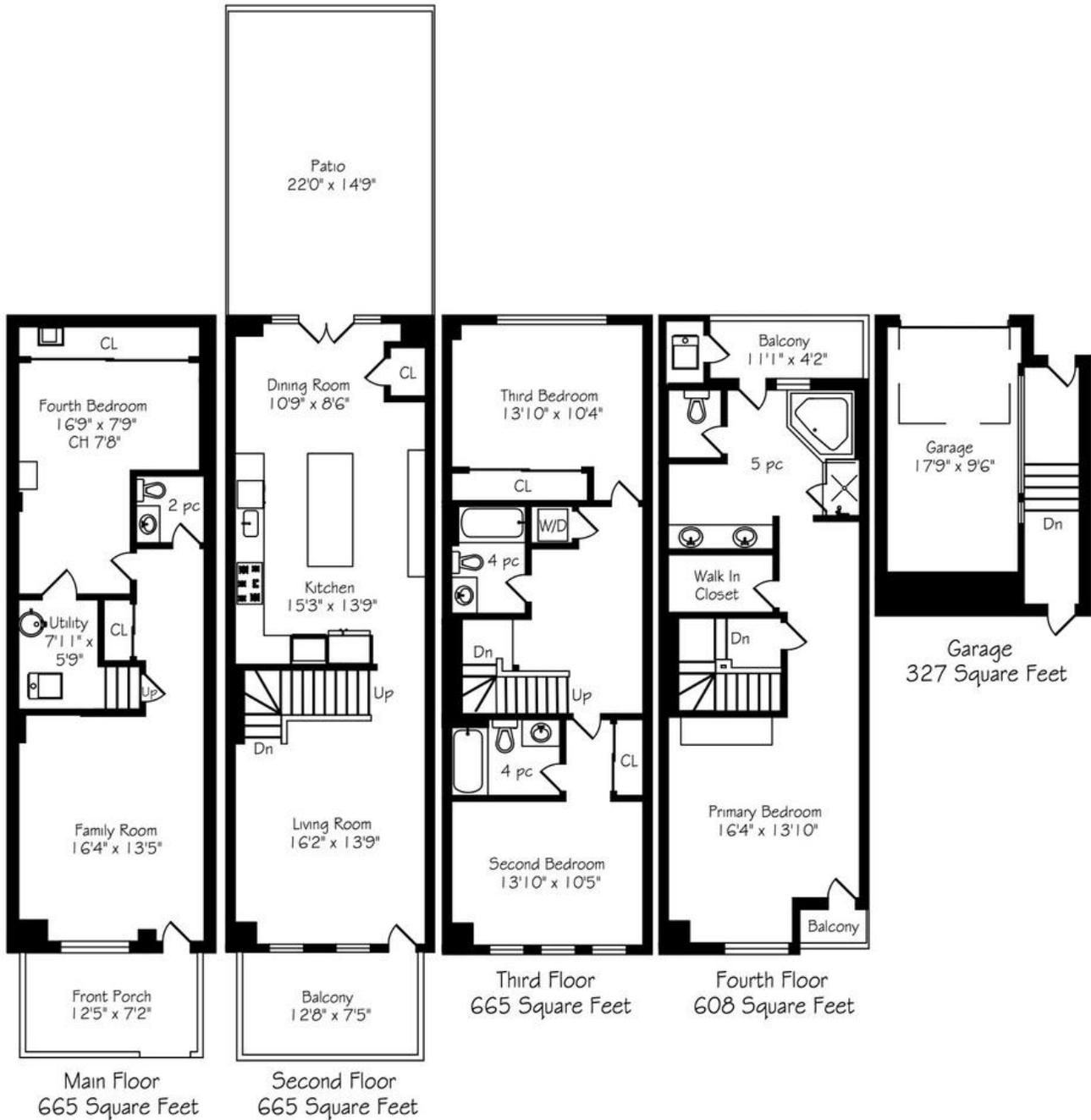
- Central Air Conditioning

PARKING

- Detached Garage with Lift System
- Total 2 Parking Spaces

84 WOODBINE AVENUE

FLOOR PLANS





ELEVATE YOUR EXPECTATIONS



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