

1 RAVINA CRESCENT

BLAKE-JONES



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Welcome to 1 Ravina Crescent, set on a tree-lined street in the heart of The Pocket, this sun-lit home offers three bedrooms and three bathrooms with a practical layout designed for comfortable everyday living, and a rare two car garage. Situated on a corner lot, the home combines thoughtful upgrades with a strong sense of functionality, making it well suited to families looking to settle into a close-knit neighbourhood.

Inside, the open concept main floor sets an inviting and bright tone. The living and dining rooms easily combine for both daily routines and casual entertainment. The kitchen offers a range of features including stainless steel appliances, white quartz countertops, and a spacious centre island fitted with built-in storage. Additional conveniences on this level include a rear yard walk out, and powder room.

The upper level offers two well-appointed secondary bedrooms, each elevated by natural light, and tailored closets. The sun-drenched primary suite serves as a true sanctuary, featuring a private walkout to a renovated roof patio and high-efficiency built-in closets equipped with deep, soft-close drawers. A generous four-piece bathroom and a convenient hallway linen closet complete this floor.

The lower level adds flexibility, with an expansive recreation room completed with additional storage, and a walk-out to the rear yard, doubling as a practical mudroom. This level also includes a three-piece bathroom with a glass enclosed shower, and spacious laundry room.

Outside, the rear walk-out and porch has an intelligent storage compartment underneath, creating a tidy and functional outdoor extension. The rear yard includes an interlock patio, bordered by landscaped gardens. An accessible entrance with lofted storage to the rare two car garage increases efficiency especially for busy school mornings.

1 Ravina Crescent is ideally located in The Pocket, a neighbourhood known for its strong community feel, walkability, nearby parks, and local cafés. Within the coveted Wilkinson School District and steps to transit at Pape Subway Station and everyday amenities, this is a well-maintained home in one of Toronto's most welcoming areas.















IMPROVEMENTS & FEATURES

UPGRADES

- Wood panelling in primary bedroom
- Custom closets in primary bedroom
- Wainscotting in second bedroom
- Custom closets in second bedroom
- Built-in shelving in second bedroom
- New air conditioning unit (2025)
- Flat roof on balcony replaced (2025)
- Garage door serviced (2025)
- Painted back concrete stairs & BBQ area (2025)

LOCATION

- Quiet area of The Pocket close to Phin Park
- Secluded section of Toronto only accessible by Jones Avenue
- Steps to Danforth Avenue and Gerrard Avenue for all your shopping, dining, and entertainment desires.
- Walking distance to Pape Subway Station to access the TTC

INCLUSIONS

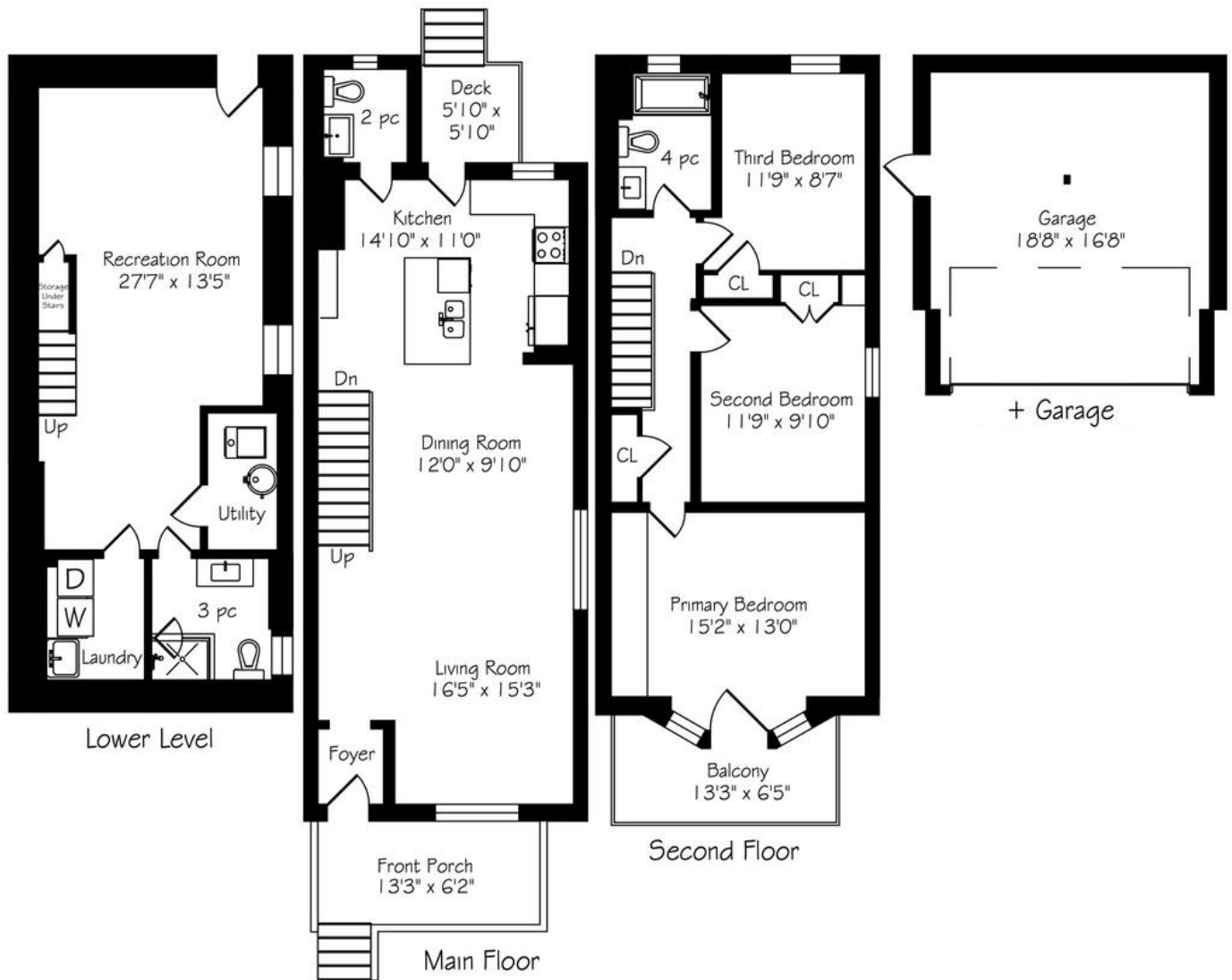
- Frigidaire Gallery Refrigerator and Freezer
- Frigidaire Galley Oven and Stovetop Combination
- Frigidaire Stainless Steel Dishwasher
- Stainless Steel Range Hood
- Whirlpool Duet Washing Machine
- Whirlpool Duet Dryer
- Furnace and Heating Equipment
- Air Conditioner and Cooling Equipment
- All Electronic Light Fixtures (Except where excluded) - All Existing Window Treatments (Except where excluded)

EXCLUSIONS

- All Artwork
- Bathroom Light Fixture (Replacement will be added on closing)

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FLOOR PLANS



LOT SIZE

- 18 Feet x 90 Feet

TAXES

- \$6,643.50 (2025)

POSSESSION

- 30-60 Days / Flexible

COOLING

- Central Air Conditioning

RENTAL ITEMS

- Hot Water Tank
(Reliance -
\$23.82/Month)

HEATING

- Forced Air Gas

PARKING

- Private Two-Car
Garage Parking



ELEVATE YOUR EXPECTATIONS



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REAL ESTATE TEAM

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