



284 BROADWAY AVENUE
MOUNT PLEASANT EAST

WELCOME TO 284 BROADWAY AVENUE

Set on a bright corner lot with a private drive with parking for four cars, this renovated three-bedroom detached home delivers lovely curb appeal, natural light from three exposures, and a flexible layout designed for modern family living.

Located within the coveted Northlea Elementary and Middle School with French immersion, and just steps to Bayview Avenue and its amenities, this truly is an opportunity to own a home in a wonderful community.

The main floor is open and inviting, anchored by hardwood floors and a seamless connection between the living and dining spaces. The living room overlooks the quaint porch and front garden through a large picture window, while the dining room flows effortlessly into an updated kitchen featuring stainless steel appliances, ample cabinetry, and a breakfast bar with Caesarstone waterfall countertops.

At the rear of the home, a sunroom completely surrounded by windows offers exceptional flexibility as a home office, playroom, or sunlit family space with a walk-out to the private backyard.

The second level is equally impressive with a spacious primary bedroom featuring hardwood floors, crown moulding, double closets with built-ins, and walk-out to a private balcony overlooking the front gardens. The other two bedrooms are well appointed. The updated four-piece bathroom includes a glass-enclosed shower and a freestanding clawfoot tub.

The lower level adds even more versatility, with a cozy recreation room, a separate laundry room, additional storage space and a convenient two-piece powder room. A side entrance enhances accessibility flexibility.

The rear back garden is fully fenced for privacy with a sprawling deck offering the perfect space for entertaining or gathering with friends. The large grass area is perfect for children to play, and the detached garage offers additional storage.

Surrounded by top schools, the amenities of Bayview Avenue and Whole Foods, with quick access to green spaces, parks and TTC, this thoughtfully maintained home delivers ease, location, and lifestyle in equal measure.















FEATURES & HIGHLIGHTS OF THE HOME

- Detached two-storey family home in a prime location
- Set on a bright 25 x 125 foot corner lot with exceptional natural light
- Excellent curb appeal with a spacious front porch overlooking the front gardens with a private drive and ample parking
- Main level offers hardwood floors, crown moulding and built-in speakers throughout
- Open-concept living and dining room; perfect for entertaining
- Updated kitchen with custom cabinetry, pot lights, Caesarstone Quartz waterfall countertops with breakfast bar with ample seating and all stainless steel appliances
- Bright and versatile sunroom at rear with broadloom, wrap around windows and walk-out to rear gardens and expansive deck
- Primary bedroom with hardwood floors, crown moulding, a spacious double closet for easy storage and garden views
- Two other well proportioned bedrooms
- Upstairs renovated four-piece bathroom with glass-enclosed shower, and a restored clawfoot tub
- Finished lower level with side entrance
- The lower level showcases a spacious recreation room with broadloom, separate laundry room, large storage room and two-piece powder room
- Private and serene backyard with an oversized deck, a large spacious play area and detached garage for storage
- Gas hookup for a BBQ
- Backing onto quiet cul-de-sac where children can play
- Located in the coveted Northlea Elementary and Middle School district
- Close to top private schools and the shops and amenities on Bayview Avenue
- Step to TTC and the future LRT
- Access to parks and green spaces
- Wonderful sense of community

IMPROVEMENTS

- New roof with 10-year transferable warranty (2025)
- Kitchen remodel with Caesarstone waterfall countertops (2023)
- Garage exterior refaced (2023)
- Rear fencing replaced for enhanced privacy (2023)
- New LG TwinWash washer & dryer with Pedestal Washer feature (2019)
- Front garden refresh by Owen Reeves, featured on Marilyn Denis (2018)
- York high-efficiency furnace installation (2014)

INCLUSIONS

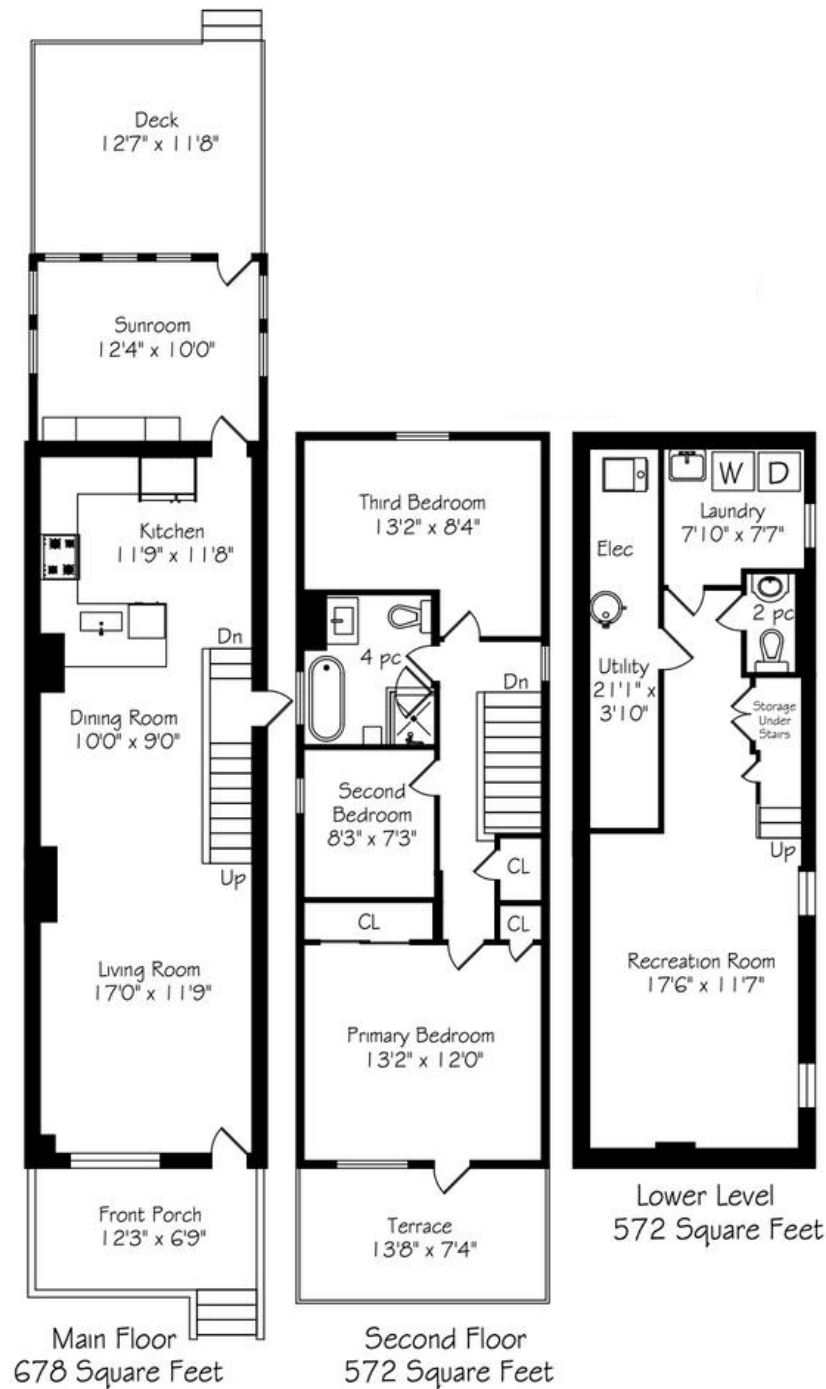
- Samsung refrigerator
- GE stove
- LG microwave with integrated hood fan
- GE dishwasher
- LG TwinWash washer & dryer
- Gas furnace and related equipment
- Central air conditioning and related equipment
- Water heater and related equipment
- All electrical light fixtures
- All blinds and window coverings

EXCLUSIONS

- None

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FLOOR PLANS



LOT SIZE

- 26.18 FT X 125 FT (narrows slightly at the rear to 25 feet)

TAXES

- \$7,518.25 (2025)

POSSESSION

- 60 Days or TBD

PARKING

- Private Driveway



ELEVATE YOUR EXPECTATIONS



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REAL ESTATE TEAM

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