





482 DURIE STREET

Perfectly situated on a quiet, tree-lined street in the heart of Bloor West Village, 482 Durie Street is a rare opportunity to own a charming, move-in-ready home in one of Toronto's most desirable communities. This thoughtfully maintained three-bedroom, two-bathroom residence combines comfort, character, and practical design.

The main floor features a bright, open-concept living and dining area that is ideal for everyday living and entertaining. A convenient powder room enhances the layout, while the well-appointed kitchen offers generous prep space, ample storage, and a cozy breakfast nook with built-in cabinetry that functions equally well for work or casual dining.

Upstairs, the primary bedroom serves as a peaceful retreat with soaring vaulted ceilings, exposed beams, and custom closets. Two additional bedrooms offer ample storage and versatility for family, guests, or a home office, while a rare upper-level hallway closet adds extra convenience.

The basement is partially finished and provides additional living space, well-suited for a media room, a playroom for kids or extra storage. The private backyard offers a tranquil escape from city life and leads directly to a laneway parking space. Fully enclosed, the outdoor space is safe and inviting for children or pets.

Located just steps from top-rated schools, beloved local parks, boutique shops, excellent dining, and easy transit, 482 Durie Street delivers a complete lifestyle in a welcoming and connected neighbourhood.







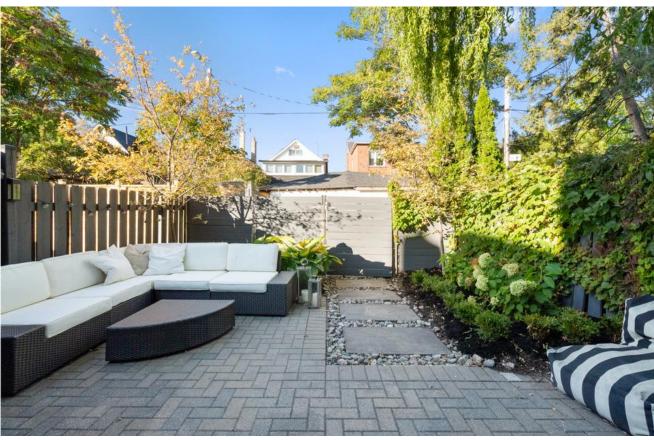












PROPERTY OVERVIEW

PRICE

• \$1,399,000.00

TAXES

• \$6,866.78 (2024)

TYPE

• Semi-Detached

BEDROOMS

• 3

BATHROOMS

• 2

LOT SIZE

• 17.83 x 101.33 ft

POSSESSION

• 90 Days

BASEMENT

Unfinished

PARKING

• 1 Space (Laneway

HEATING

• Forced Air (Gas)

COOLING

• Central Air

MONTHLY RENTAL ITEMS

• Hot Water Tank (\$28.14/Monthly)

UPGRADES

- Upgraded Entryway, Fireplace and Kitchen Tile (2025)
- Freshly Painted Kitchen Cabinets
- Front Porch & Main Floor (2025)
- Updated Light Fixtures Throughout
- New Fence Door (2020)
- Upgraded Side Garden Bed with Boxwood and Hydrangea (2020)
- Rear Garden Planted Hostas (2023)

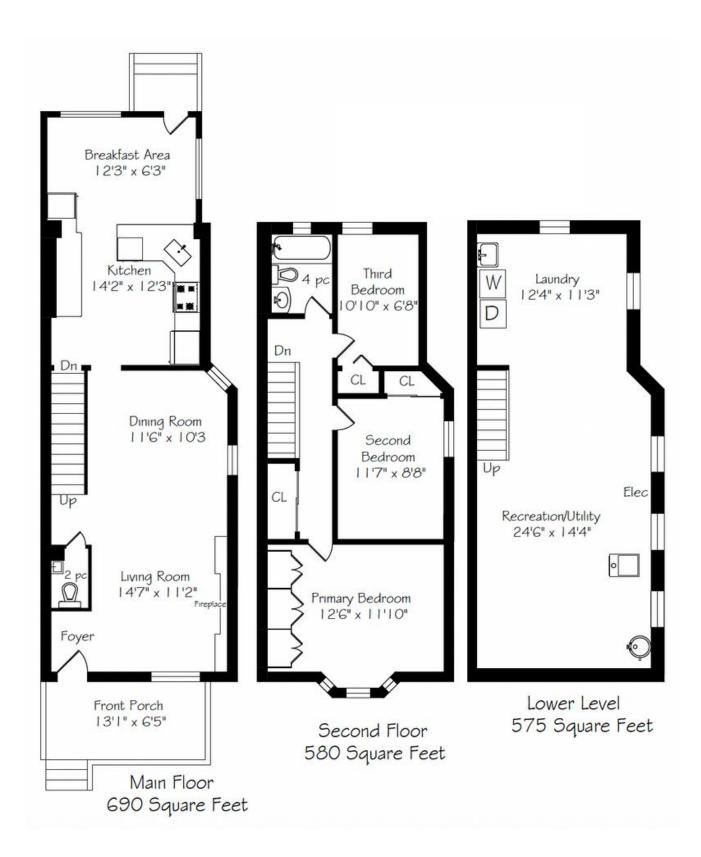
INCLUSIONS

 Wolf Gas Range, KitchenAid Fridge, New Bosch Dishwasher, New Beverage/Wine Fridge, All Light Fixtures, All Window Coverings & Nest Thermostat

EXCLUSIONS

• Chest Freezer, TV & Mount

FLOOR PLANS





ELEVATE YOUR EXPECTATIONS



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