



11 TYRE AVENUE
ISLINGTON - CITY CENTRE WEST



DESIGNED TO LIVE BEAUTIFULLY – INSIDE AND OUT

Nestled in a family-friendly pocket in Toronto’s west end, 11 Tyre Avenue is a meticulously updated home offering over 3,200 square feet of finished living space across four thoughtfully designed levels. With five spacious bedrooms, including a third-floor loft retreat, and four bathrooms, this home is ideal for families who value space, comfort, and functionality.

The main floor features a renovated gourmet kitchen with premium finishes and a large centre island, seamlessly connected to a casual family room. A gas fireplace adds warmth to the adjacent living area, where natural light fills the space and leads out to the backyard. The professionally landscaped rear garden is a standout feature, offering a true private retreat. With a stunning in-ground pool, expansive deck for entertaining, and lush greenery framed by a cedar privacy wall, the backyard is ideally suited for hosting, relaxing, and creating lasting memories.

Upstairs, the primary suite offers a quiet escape with a spa-inspired ensuite and a fully appointed walk-in closet. Two additional bedrooms and a family bathroom complete the second floor. The third level provides over 600 square feet of flexible space, along with an extra bedroom well-suited for a home office, guest room, or creative studio. The finished lower level includes a recreation room, guest bedroom, laundry area, and cold storage. Each level has been thoughtfully considered to meet the evolving needs of modern family life. Located on a quiet street near excellent schools, green spaces, and the amenities of The Queensway, this home also provides convenient access to nearby neighbourhoods, including Mimico, Sunnylea, and South Etobicoke. 11 Tyre Avenue offers turnkey living in one of Toronto’s most connected and welcoming west-end communities.















IMPROVEMENTS

- New deck and patio (2024)
- New furnace and air conditioning system (2025)
- New basement carpet (2025)
- Freshly painted throughout (2025)
- New pool liner & salt water system (2022)
- Interlock and driveway installation (2020)

INCLUSIONS

- LG refrigerator
- LG gas range
- Integrated Miele dishwasher
- Built-in Panasonic microwave
- LG washer & LG dryer
- All Hunter Douglas window coverings
- All light fixtures
- All bathroom mirrors
- Ecobee thermostat
- Climber

EXCLUSIONS

- TVs & mounts
- Light fixtures in second and third bedrooms
- Curtains in third bedroom

RENTAL ITEMS

- Hot Water Tank - \$39.45/Month

LOT SIZE

- 35.99 FT x 200 FT

TAXES

- \$8,151.68 (2025)

SQUARE FT

- 3,289 Sq Ft

POSSESSION

- TBD

HEATING

- Forced Air (Gas)

COOLING

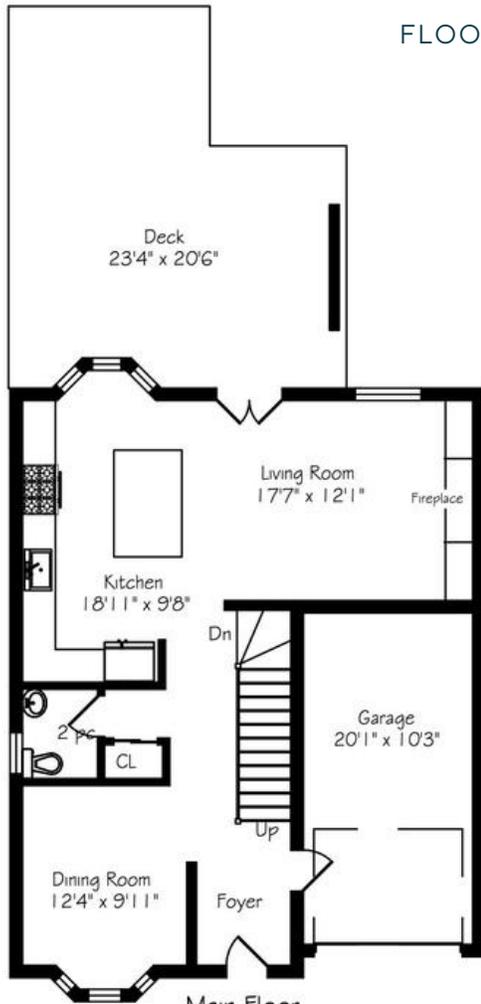
- Central Air

PARKING

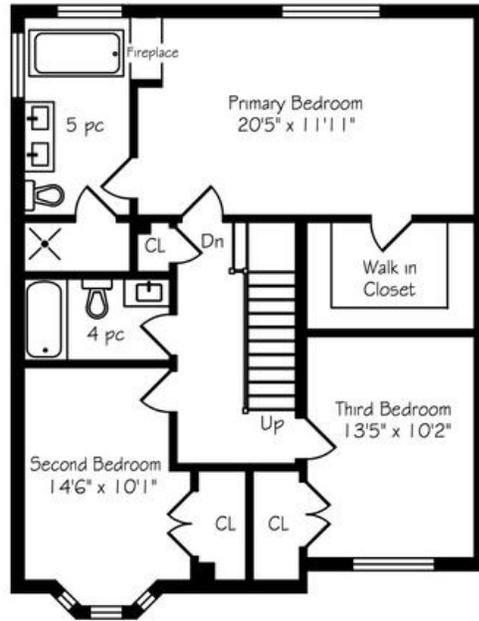
- 1 Garage + 3 Private Driveway

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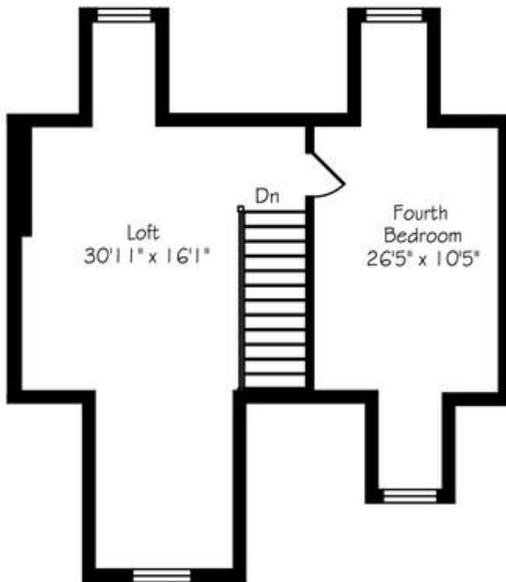
FLOOR PLANS



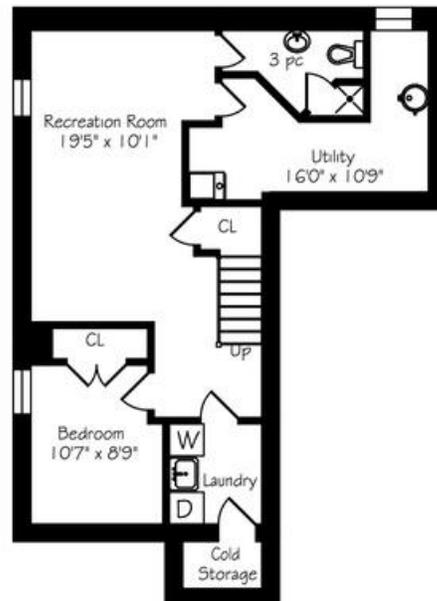
Main Floor
803 Square Feet



Second Floor
1020 Square Feet



Third Floor
649 Square Feet



Lower Level
817 Square Feet



ELEVATE YOUR EXPECTATIONS



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REAL ESTATE TEAM

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