

# 10 PADDINGTON PLACE

RICHMOND GARDENS





## ELEVATED FAMILY LIVING IN RICHMOND GARDENS

A welcoming family residence nestled into the quiet charm of Richmond Gardens, 10 Paddington Place is set on a private cul-de-sac in one of Etobicoke's most established communities. Thoughtfully updated and move-in ready, the home offers an open-concept layout that flows seamlessly while still providing defined spaces for everyday living.

The main level is filled with natural light and designed for ease, whether gathering with family or entertaining guests. Each room is intuitively laid out to offer both connection and quiet, supporting the rhythm of busy family life.

Upstairs, three well-proportioned bedrooms provide comfort and privacy. The fully finished lower level features a fourth bedroom and additional living space—perfect for guests, a home office, or recreation—as well as ample storage to keep everything in its place.

Outside, the spacious backyard is a standout feature, complete with an inground pool and ample room for summer entertaining and everyday enjoyment. An attached garage and generous driveway parking offer added convenience.

Situated within the sought after Richview Collegiate and Father Serra school districts, and just moments from local parks, walking trails, and everyday amenities, this home is ideally positioned for families seeking space, comfort, and community.















## **IMPROVEMENTS**

Updates completed in late 2025:

- New hardwood flooring (main & second levels)
- New vinyl flooring (lower levels)
- Newly renovated bathrooms (4-piece, 3-piece, & 2-piece)
- New light fixtures installed throughout
- New hardware throughout
- New front door
- New tiling in the pool
- New roof (under warranty) and insulation
- Updated windows
- New deck and landscaping
- New baseboards and railing
- Freshly painted

## **INCLUSIONS**

- All light fixtures
- Samsung oven
- Panasonic microwave
- Integrated Maytag Refrigerator
- Integrated Bosch Dishwasher
- Washer/Dryer (sold as is)
- Additional fridge & freezer (sold as is)
- New pool cover
- Basketball hoop with new net
- New thermostat

## **LOT SIZE**

- 40 FT X 100 FT

## **TAXES**

- \$7,435 (2025)

## **POSSESSION**

- 30 Days

## **SQUARE FT**

- 3139 SQ FT

## **RENTAL ITEMS**

- Hot Water Tank (\$31.69)

## **HEATING**

- Forced Air (Gas)

## **COOLING**

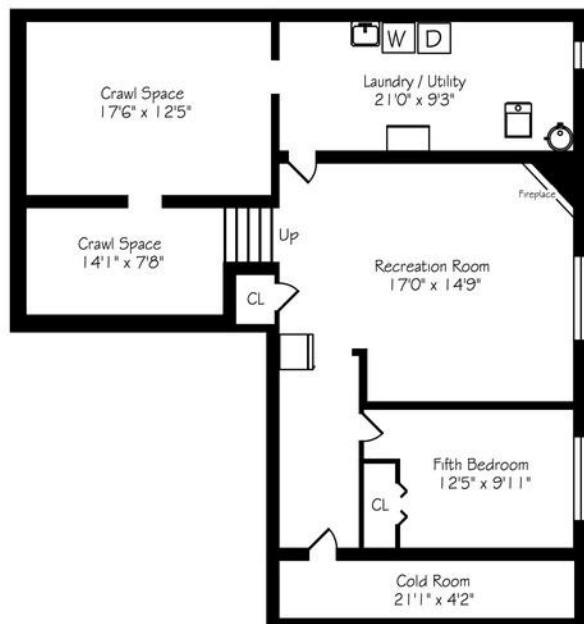
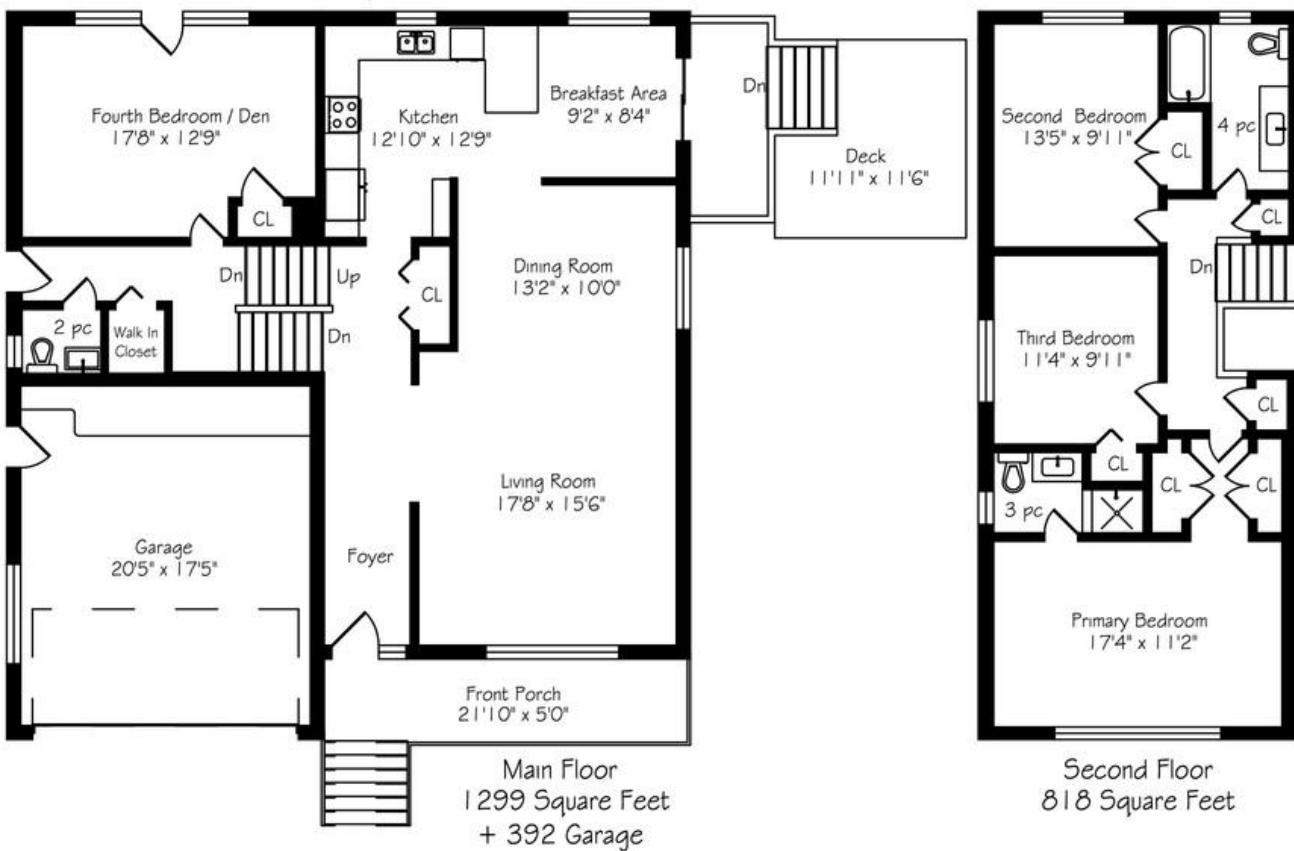
- Central Air

## **PARKING**

- 6 Total Parking Spaces

## 10 PADDINGTON PLACE

## FLOOR PLANS



Lower Level  
1019 Square Feet  
+ 408 Crawl Space



## ELEVATE YOUR EXPECTATIONS



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