

A two-story brick house with a grey front porch and a bay window. The house features a red brick exterior, a grey front porch with a gabled roof, and a grey bay window on the second floor. The porch has a dark grey door with a large glass panel and a small window. The bay window has multiple panes. The house is surrounded by greenery, including bushes and a small tree. The sky is blue.

2 BROWNING AVENUE

PLAYTER ESTATES





2 BROWNING AVENUE

Welcome to 2 Browning Avenue – a timeless Playter Estates classic with a modern heartbeat. Perfectly positioned on one of the neighbourhood’s most coveted streets, this grand semi offers the rare combination of elegant renovations, generous proportions, and a true sense of home.

Beyond its charming brick façade—freshly tuckpointed and topped with a brand new roof—you’ll discover over 3,000 square feet of beautifully finished living space across four levels. The main floor sets the stage for both lively entertaining and quiet family evenings with soaring ceilings, a stylish gas fireplace, and an open-concept flow that seamlessly connects the living, dining, and chef’s kitchen. Luxe touches include Calacatta marble counters, a waterfall island, and top-tier Wolf and Sub-Zero appliances.

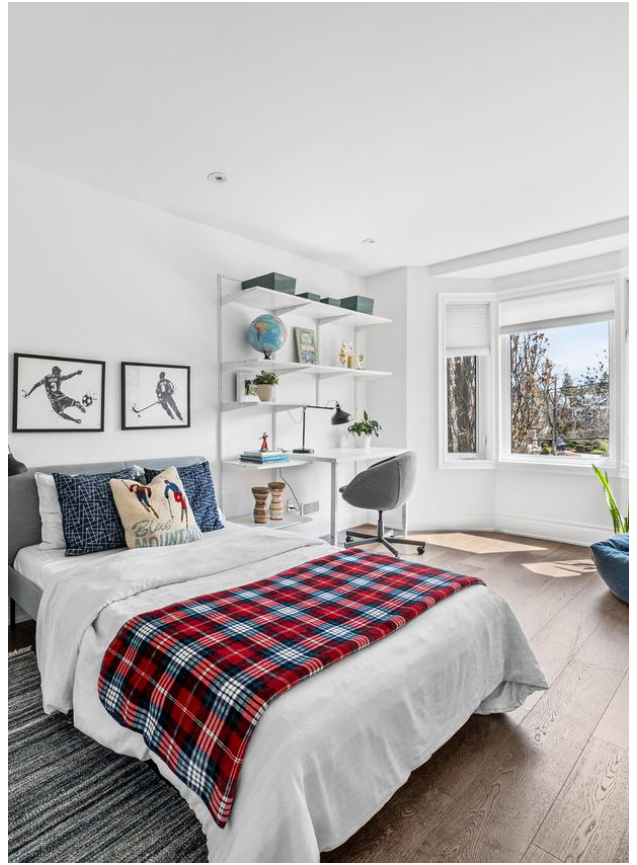
The thoughtful layout continues upstairs with four spacious bedrooms and a rare third-floor primary retreat featuring a walk-in closet, spa-like ensuite, and a private terrace perched in the treetops. The lower level offers even more flexibility with a finished recreation room, a full bathroom, and a separate entrance—perfect for a home gym, playroom, or guest space.

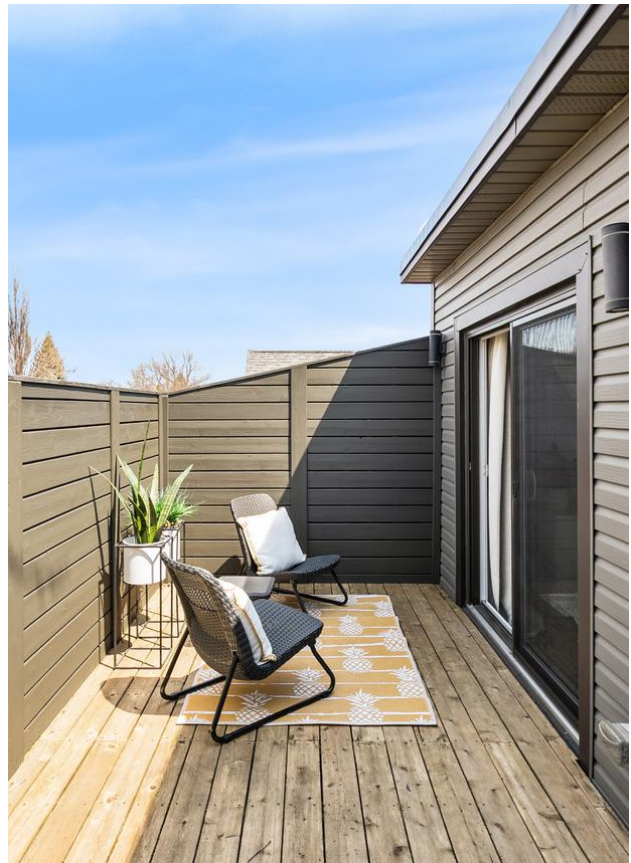
All of this just steps to the Danforth, Broadview subway, and located within the coveted Jackman school district—one of the most sought-after in the city. Add in rare two-car parking with a dedicated EV charger, and you have a home that not only delivers on lifestyle, but also checks every practical box.

Homes like this don’t come along often—and when they do, they don’t last.









ROOM DESCRIPTIONS

MAIN FLOOR

Foyer

- Heated tile floor
- Double closet with built-in organizers
- Ceiling mounted designer light fixture

Living Room

- Wide plank oak hardwood floor
- Gas fireplace with Calacatta marble surround
- Custom built-in shelving and storage
- Pot lights
- Large south facing picture window
- Open concept to dining room and kitchen

Dining Room

- Wide plank oak hardwood floor
- Chandelier
- Pot lights
- Large north facing window
- Open concept to kitchen and living room

Kitchen

- Stainless steel high-end appliances
- Calacatta marble countertops
- Breakfast bar with seating for four
- Deep double sink
- Functional layout

Mudroom

- Wide plank oak hardwood floor
- Large closets with plenty of storage
- Pot lights
- Walkout to rear deck and back garden

Powder Room

- Wide plank oak hardwood floor
- Built-in vanity
- Pot lights

Family Room

- Wide plank oak hardwood floor
- Pot lights
- South facing window

SECOND FLOOR

Second Bedroom

- Spacious
- Wide plank oak hardwood floor
- Walk-in closet with built-in organizers
- Pot lights
- West and north facing windows

Third Bedroom

- Spacious
- Wide plank oak hardwood floor
- Closet
- Pot lights
- South facing bay window

Fourth Bedroom

- Wide plank oak hardwood floor
- Closet with built-in shelving
- Pot lights
- North facing window

Four Piece Bathroom

- Honeycomb marble tile floor
- Floating integral sink vanity
- Tile backsplash
- Pot lights
- West facing window

Primary Suite

- Wide plank oak hardwood floor
- Large walk-in closet with built-in organizers
- Pot lights
- South facing bay window with seating area
- Walkout to north facing back deck

Four Piece Ensuite

- Heated marble floor
- Floating vanity with his and hers sinks
- Separate shower with marble surround, rain shower head and glass enclosure
- Pot lights
- North facing window

Lower Level

Separate Side Entrance

Recreation Room

- Broadloom
- Plenty of storage
- Pot lights
- South and west facing above grade windows

Laundry Room

- Tile floor
- Washer and dryer
- Pot lights

Three Piece Bathroom

- Tile floor
- Floating vanity with integral sink
- Separate shower with marble floor, tile surround and glass enclosure
- West facing window

Storage Room

- Broadloom
- Built-in shelving
- Ceiling mounted light

FEATURES

- Three storey fully renovated home in Playter Estates
- Beautiful stone walkway with charming front porch
- Open concept living, dining and kitchen layout, perfect for entertaining family and friends
- The stunning and creatively renovated kitchen provides the perfect design for chefs and food lovers
- Oversized island with waterfall Calacatta countertop and breakfast bar
- High-end stainless steel appliances including Wolf range and Sub-Zero fridge
- Walkout from kitchen to a private landscaped garden
- Custom millwork along staircase, bookcase and fireplace
- Four generously sized bedrooms
- Second floor family room
- Third floor primary retreat with walk-in closet and luxe four piece ensuite
- Separate side entrance
- Great lower level with large recreation room
- Large rear deck, perfect for entertaining
- Elegantly landscaped front and back gardens
- Custom storage shed
- Gas line for barbecue
- Parking for two cars
- Excellent school district: Jackman Public School (French immersion), Earl Grey Senior Public School, Riverdale Collegiate Institute and Danforth Collegiate and Technical Institute
- Walking distance to Riverdale Park/Pool/Tennis, Withrow Park, Todmorden Mills Park, Logan Avenue Parkette and The Evergreen Brick Works
- Close proximity to the restaurants, coffee shops and amenities of Broadview and Danforth Avenue
- Minutes to downtown with direct access to DVP, Bayview extension and subway line

2 BROWNING AVENUE

Floor Plans



LOT

- 24.42 Feet by 126.33 Feet

DRIVEWAY

- Laneway Driveway

TAXES

- 9865 (2024)

HEATING

- Forced Air Gas

COOLING

- Central Air Conditioning

INCLUSIONS

- Wolf stainless steel four burner gas range and oven, Sub-Zero stainless-steel fridge with bottom freezer, Bosch stainless-steel dishwasher, Vent-A-Hood stainless-steel range hood, built-in Silhouette wine fridge, LG washer and dryer, all window coverings, all electric light fixtures, broadloom where laid, Nest thermostat, gas line for barbecue, hot water tank, central air conditioning system and equipment, gas burner and equipment, electric car charger and lawn mower and leaf blower.



ELEVATE YOUR EXPECTATIONS



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