



187 Sylvan Ave
Toronto Ontario M1E 1A4
Toronto E08 Guildwood Toronto
SPIS: N **Taxes:** \$4,720.59/2025 **DOM:** 0
List: \$1,299,000 For: Sale

Detached **Front On:** S **Rms:** 8 + 2
Link: N **Acres:** **Bedrooms:** 4
Backsplit 4 **Washrooms:** 2
1x3xLower, 1x4x2nd

Lot: 53.42 x 110 Feet Irreg:
Dir/Cross St: Sylvan and Bethune
Directions: Sylvan and Bethune

MLS#: E12551978 **PIN#:** 063990020
Possession Remarks: Flexible
Legal: PCL 12-1, SEC M1012 ; LOT 12, PLAN M1012 ; S/T A134568 SCARBOROUGH CITY OF TORONTO
Broker Open House: Saturday, November 22 2025 2:00 PM - 4:00 PM **Opn Hse Note:** Saturday & Sunday 2PM - 4PM
Public Open House: Saturday, November 22 2025 2:00 PM - 4:00 PM
Sunday, November 23 2025 2:00 PM - 4:00 PM

<p>Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Year Built: 1965 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: N</p>	<p>Exterior: Brick Gar/Gar Spcs: Attached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Golf, Lake/Pond, Library, Park, Public Transit, Rec Centre Exterior Feat: Deck Interior Feat: Other</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N HST Applicable to Sale Price: Included In Oth Struct: Garden Shed Survey Type: None</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.33	x 6.59	Tile Floor Closet
2	Living	Main	10.99	x 12.83	Hardwood Floor Large Window Combined W/Dining
3	Dining	Main	10.07	x 12.6	Hardwood Floor Open Concept
4	Kitchen	Main	16.17	x 9.15	Hardwood Floor Stainless Steel Appl Breakfast Bar
5	Family	Main	21.49	x 11.25	Hardwood Floor W/O To Yard
6	Br	Main	12.34	x 10.07	Hardwood Floor Bay Window
7	Prim Bdrm	2nd	11.58	x 10.5	Hardwood Floor Window B/I Closet
8	2nd Br	2nd	12.07	x 9.74	Hardwood Floor Window Closet
9	3rd Br	2nd	10.01	x 9.09	Hardwood Floor Window
10	Rec	Lower	20.41	x 12.07	Broadloom Window Pot Lights

Client Remks: Prime Guildwood location! This beautifully renovated 4-level detached backsplit offers stylish, modern living just one street from the lake. Step into a spacious custom-tiled foyer with ample closet space, leading to an open-concept living and dining area filled with natural light. The updated kitchen overlooks the main living space and features a gas stove, stainless steel appliances, quartz counters, marble backsplash, and a functional island-perfect for everyday living and entertaining. A few steps up are three bedrooms, including a spacious primary with custom wall-to-wall built-ins. The sleek renovated 4-piece bath offers heated floors for year-round comfort. Just off the kitchen, the ground level includes a large bedroom, a renovated 3-piece bath, and a cozy family room with a wood-burning fireplace and new garden doors opening to the private backyard. Enjoy a professionally landscaped outdoor retreat complete with a patio, deck, fire pit, and in-ground irrigation system. Additional upgrades include hardwood floors throughout, solid core interior doors with upgraded hardware, custom window coverings with blackout blinds, and a new front door with a 3-point locking system. The finished basement offers a recreation room, laundry area, and extensive crawl-space storage. A few more updates include roof (2024), new washing machine (2024), and new dishwasher (2025). Steps to Elizabeth Simcoe Public School and close to scenic lakefront trails-this is Guildwood living at its finest! Enjoy nearby tennis courts, highly rated schools, and a leisurely walk to the historic Guild Inn.

Inclusions: Fridge, Gas Stove, Range hood, Dishwasher, Microwave, Basement Fridge, Washer, Dryer, Outdoor gas firepit, All Electric light fixtures (except Entry Hall Pendant Light), Gas Furnace, Central Air conditioning, Irrigation System, Basement TV, Primary bedroom TV, Black

shelves in crawlspace, Workbench in furnace room, Downstairs bathroom mirror, All custom window coverings, All blackout blinds, Hot water tank, shed

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100