



60 Grenadier Rd
Toronto Ontario M6R 1R2
Toronto W01 Roncesvalles Toronto
SPIS: N **Taxes:** \$6,922.51/2025 **DOM: 0**
List: \$1,349,000 For: Sale
Semi-Detached **Front On:** N **Rms:** 7
Link: **Acre:** **Bedrooms:** 3
2-Storey **Washrooms:** 2
1x2xFlat, 1x4x2nd
Lot: 17.92 x 132.5 Feet **Irreg:**
Dir/Cross St: Roncesvalles and Grenadier
Directions: Roncesvalles and Grenadier

MLS#: W12507590 **PIN#:** 213330242
Possession Remarks: 30-59 Days/TBA
Legal: PT LT 19-20 PL 1215 CITY WEST AS IN WG95549; CITY OF TORONTO
Broker Open House: Saturday, November 8 2025 2:00 PM - 4:00 PM **Opn Hse Note:** Saturday and Sunday 2-4pm

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Unfinished	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Lane	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: N	UFFI: No	Water Supply Type:
Apx Age: 100+	Pool: None	Sewer: Sewers
Year Built: 1910	Energy Cert:	Spec Desig: Unknown
Yr Built Source: MPAC	Cert Level:	Farm/Agr:
Apx Sqft: 1100-1500	GreenPIS:	Waterfront:
Roof: Membrane, Asphalt Shingle	Prop Feat: Fenced Yard, Library, Park, Public Transit, School	Retirement: N
Foundation: Stone	Exterior Feat: Deck	HST Applicable to: Included In
Assessment:	Interior Feat: Water Heater Owned, Sump Pump	Sale Price:
POTL:	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Oth Struct:
POTL Mo Fee:		Survey Type: None
Elevator/Lift:		
Laundry Lev: Lower		
Phys Hdcap-Eqp: N		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.25	x 4.07	Hardwood Floor		
2	Living	Main	11.68	x 10.17	Hardwood Floor	Large Window	
3	Dining	Main	11.91	x 13.32	Hardwood Floor	Window	Bay Window
4	Kitchen	Main	12.99	x 10.33	Laminate	Window	Stainless Steel Appl
5	Br	2nd	10.17	x 9.32	Hardwood Floor	Window	O/Looks Backyard
6	Br	2nd	8.66	x 10.66	Hardwood Floor	Window	Closet
7	Prim Bdrm	2nd	13.25	x 14.67	Hardwood Floor	Window	Double Closet
8	Other	Bsmt	23.59	x 13.91	Unfinished		

Client Remks: Prime Roncesvalles Village! Charming semi-detached, two-storey home nestled in Roncesvalles Village. Full of character and warmth, this beautifully maintained family residence offers 3 spacious bedrooms and 2 bathrooms, thoughtfully updated for modern living while preserving its classic appeal. The main floor features a bright formal living room, a generous dining area, and a fully renovated kitchen (2023) with custom cabinetry, quartz countertops, handmade Delft tile backsplash, Viking range, Bosch dishwasher, and Fisher & Paykel fridge. A convenient mudroom off the kitchen provides extra storage and a walkout to a newly built deck and fully fenced backyard. A new 2-piece powder room adds style and functionality to the main level. Upstairs, you'll find three well-proportioned bedrooms and a modern 4-piece bathroom. The unfinished basement offers ample storage space and great potential for future development. Enjoy an unbeatable location within the sought-after Howard Junior Public School catchment, just steps from the vibrant shops and cafes along Roncesvalles Avenue—including Reunion Coffee Roasters, Alimentari, Pizzeria Defina, and many more local favourites. Convenient TTC access and a short stroll to Sorauren Park, home to the Sorauren Farmers' Market, make this an ideal urban setting. Laneway access at the rear of the property offers potential for two-car parking. This delightful Roncesvalles home perfectly combines modern convenience with timeless charm in one of Toronto's most sought-after neighbourhoods

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Electric Light Fixtures, Bathroom medicine cabinet, Powder room mirror, Bedroom wall mirror, Gas furnace, Air Conditioning, Hot water tank and mounted coat hooks

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