



220 Wright Ave
Toronto Ontario M6R 1L3
Toronto W01 High Park-Swansea Toronto
SPIS: No **Taxes:** \$12,585.71/2025 **DOM: 0**
List: \$3,199,000 For: Sale

Detached **Front On:** N **Rms:** 9 + 2
Link: N **Acres:** **Bedrooms:** 5 + 1
3-Storey **Washrooms:** 5
1x2xMain, 2x4x2nd, 1x4x3rd,
1x3xBsmt

Lot: 36 x 118 Feet Irreg:
Dir/Cross St: Wright/Roncesvalles
Directions: Wright/Roncesvalles

MLS#: W13047866 **PIN#:** 213450219
Possession Remarks: Flexible
Legal: PT LT 40 PL 972 TORONTO AS IN CA408977; CITY OF TORONTO
Broker Open House: Saturday, May 2 2026 2:00 PM - 4:00 PM **Opn Hse Note:** Thursday 4PM-6PM /Sat and Sun 2pm - 4PM

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Other Central Vac: No Apx Age: 100+ Year Built: 1909 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: No	Exterior: Brick / Stone Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Lawn Sprinkler System, Porch, Landscaped Interior Feat: Other Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.83	x 5.91	Tile Floor	Closet	Window
2	Living	Main	17.65	x 12.34	Hardwood Floor	Bay Window	Window
3	Dining	Main	14.34	x 10.99	Hardwood Floor	Bay Window	Wainscoting
4	Kitchen	Main	16.67	x 11.91	Hardwood Floor	Quartz Counter	Stainless Steel Appl
5	Family	Main	7.41	x 10.99	Window		
6	Prim Bdrm	2nd	18.18	x 11.52	Hardwood Floor	Bay Window	4 Pc Ensuite
7	Sitting	2nd	8.92	x 11.84	Hardwood Floor	Large Closet	Fireplace
8	2nd Br	2nd	14.34	x 10.99	W/I Closet	W/O To Balcony	4 Pc Ensuite
9	3rd Br	3rd	11.15	x 23.75	Hardwood Floor	Double Closet	Window
10	4th Br	3rd	12.4	x 9.68	Hardwood Floor	Double Closet	Window
11	5th Br	3rd	13.42	x 10.99	Hardwood Floor	Window	Double Closet
12	Rec	Bsmt	23.1	x 22.57	Laminate	Window	

Client Remks: Originally built as the United Church manse, this distinguished Edwardian residence is a rare landmark at the centre of the neighbourhood. It offers a level of character and history that cannot be replicated. Once a place of gathering and celebration, it remains the home around which the community first took shape. This detached three-storey property features 5+1 bedrooms and 5 bathrooms, combining timeless architecture with thoughtful modern upgrades. Original details such as wainscoting, hardwood floors, and stained and leaded glass windows have been carefully preserved, while updated windows enhance comfort. The renovated kitchen includes granite countertops, stainless steel appliances and ample workspace, ideal for everyday living and entertaining. On the second floor are two generously sized bedrooms, each with walk-in closets and private ensuites. The primary suite also includes a separate sitting room, creating a quiet and inviting retreat. The third floor offers three additional bedrooms and a four-piece bathroom, well suited for family, guests, or workspace needs. South-facing bay windows in the living room and primary suite bring in abundant natural light. The finished basement adds valuable living and recreation space. A rare private driveway fits up to three vehicles and includes a high-voltage outlet for EV charging. Outside, the landscaped backyard with irrigation provides a peaceful urban setting. Just steps from Roncesvalles Village, this home is located in one of Toronto's most vibrant west-end communities, known for its independent shops, cafes, and excellent dining. Residents enjoy the annual street festival and close proximity to the library, High Park, Sorauren Park, the Boulevard Club, and the lake. The property is within a

desirable school catchment and walking distance to a French school, with easy access to streetcars and the subway. A truly unique home, rich in history and integral to the neighbourhood's story.

Inclusions: Fridge, Stove, Dishwasher, 2 washers, 2 dryers, All electric Light fixtures, Gas boiler and equipment, 2 ductless air conditioners, all bathroom mirrors, Charger for electric car. Alarm equipment (buyer to pay for monitoring), plug for electric car, high velocity air conditioning, sheds for garbage

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