



455 Broadview Ave
Toronto Ontario M4K 2N3
 Toronto E01 North Riverdale Toronto
SPIS: No **Taxes:** \$6,213.68/2025 **DOM: 0**

Semi-Detached **Front On:** E **Rms:** 5 + 1
Link: **Acce:** **Bedrooms:** 2 + 1
 3-Storey **Washrooms:** 2
 1x3x3rd, 1x2x2nd

Lot: 16.71 x 83.22 Feet Irreg:
Dir/Cross St: Broadview / S Of Danforth
Directions: South Of Danforth, North of Gerrard St East

MLS#: E13008016 **PIN#:**
Possession Remarks: 45-90 Days
Legal: Pl679 Ptl01Rp66R7019

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Rolled Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove Interior Feat: Auto Garage Door Remote	Zoning: Res Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: Available
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	12.2	x 13.02	Laminate Double Closet Access To Garage
2	3rd Br	Ground	12.2	x 13.02	Broadloom Glass Block Window Sunken Room
3	Living	2nd	12.66	x 12.07	Fireplace Sliding Doors W/O To Deck
4	Dining	2nd	12.66	x 11.91	Hardwood Floor Open Concept O/Looks Living
5	Kitchen	2nd	13.19	x 12.43	Centre Island Eat-In Kitchen O/Looks Park
6	Prim Bdrm	3rd	15.65	x 12.6	Hardwood Floor W/W Closet O/Looks Park
7	2nd Br	3rd	13.16	x 12.7	Hardwood Floor Fireplace Picture Window

Client Remks: Upgrade Your Lifestyle In The Heart Of Riverdale With This Freehold Townhome. Perfect For Those Looking To Transition From Condo Living To More Space And Independence, Or For Downsizers Seeking A Low-Maintenance Home Without The Burden Of Fees. A Thoughtful Blend Of Comfort, Style, And Ease In One Of Toronto's Most Walkable Neighbourhoods. Step Inside To Hardwood Floors And A Functional Living Space Complete With A Wood-Burning Fireplace And Walk-Out To A Private, Easy-Care Backyard, Ideal For Relaxing Or Entertaining. The Renovated Chef's Kitchen Features Heated Floors, A Centre Island, And An Eat-In Area Overlooking Riverdale East Park. The Spacious Primary Bedroom Includes A Second Wood-Burning Fireplace, While The Stunning Skylit Bathroom With Double Vanity And Oversized Glass Shower Creates A Spa-Like Retreat. And Wait, There Is More.....The Ground Level Adds Valuable Flexibility With An Additional Room (Approximately 7Ft Ceiling) Ideal As A Third Bedroom, Home Office, Or Creative Space, Along With Direct Access To The Built-In Garage For Added Everyday Convenience. An Unbeatable Location Steps To Riverdale Park, The Rooster Cafe, And Transit At Your Doorstep. This Home Delivers The Perfect Balance Of Lifestyle And Convenience. A Must See.

Inclusions: Gas Burner & Equipment, Central Air Conditioning & Equipment, All Window Coverings, All Electric Light Fixtures, Fridge, Dual Fuel Gas Stove, Built-In Dishwasher, Stackable Washer & Dryer, Broadloom Where Laid.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888