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RE/MAX HALLMARK REALTY LTD., BROKERAGE
630 Danforth Ave, Toronto ON M4K1R3

6197 Kingston Rd **List: $1,250,000 For: Sale**
Toronto Ontario M1C 1L1
Toronto E10 Centennial Scarborough Toronto
SPIS: No **Taxes:** $4,826.16/2025 **DOM: 2**

Detached **Front On:** S **Rms:** 9 + 1
Link: N **Acre:** **Bedrooms:** 4
Backsplit 3 **Washrooms:** 2
1x4xUpper, 1x2xMain

Lot: 53.19 x 173.84 Feet **Irreg:**
Dir/Cross St: Meadowvale Rd
Directions: North of Lawson, East Of Military Trail

MLS#: E13091100 **PIN#:** 065030054
Possession Remarks: 30-60 Days
Legal: Lot 90,RCP9887,As In TB497616
Public Open House: Saturday, May 9 2026 2:00 PM - 4:00 PM
Sunday, May 10 2026 2:00 PM - 4:00 PM

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	Res
Fam Rm:	Y	**Gar/Gar Spcs:**	Attached / 2	**Cable TV:**	
Basement:	Finished	**Drive:**	Private Double	**Hydro:**	
Fireplace/Stv:	Y	**Drive Park Spcs:**	8	**Gas:**	
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	10	**Phone:**	
A/C:	Central Air	**UFFI:**	No	**Water:**	Municipal
Central Vac:	No	**Pool:**	None	**Water Supply Type:**	
Apx Age:		**Energy Cert:**		**Sewer:**	None
Apx Sqft:	1100-1500	**Cert Level:**		**Spec Desig:**	Unknown
Roof:	Asphalt Shingle	**GreenPIS:**		**Farm/Agr:**	
Foundation:	Concrete Block	**Prop Feat:**	Family Room, Fireplace/Stove	**Waterfront:**	
Assessment:		**Interior Feat:**	Carpet Free, In-Law Capability	**Retirement:**	
POTL:				**HST Applicable to**	Included In
POTL Mo Fee:				**Sale Price:**	
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:	Lower			**Survey Type:**	None
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Main	5.35	x	4.43	Double Closet	Laminate	
2	Living	Main	14.24	x	12.6	Open Concept	Laminate	
3	Dining	Main	12.99	x	9.32	Open Concept	Laminate	
4	Kitchen	Main	8.01	x	7.84	Renovated	Granite Counter	Picture Window
5	Breakfast	Main	9.55	x	8.01	O/Looks Family	Laminate	
6	Family	Main	21.72	x	10.99	Fireplace	Laminate	Sliding Doors
7	Br	Main	13.06	x	10.99	Double Closet	Laminate	O/Looks Garden
8	Prim Bdrm	Upper	14.07	x	10.1	Double Closet	Laminate	O/Looks Backyard
9	Br	Upper	12.66	x	9.78	Closet	Laminate	O/Looks Backyard
10	Br	Upper	10.1	x	9.65	Closet	Laminate	
11	Rec	Lower	22.24	x	21.82	Pot Lights	Laminate	Above Grade Window

Client Remks: Welcome To 6197 Kingston Road A Deceptively Spacious Backsplit Nestled On A Premium Oversized Lot In The Sought After Highland Creek Neighbourhood. Set Back From The Street And Framed By A Mature, Fully Fenced Yard, This Is The Kind Of Property That Rarely Comes Available In Scarborough. Step Inside To A Bright, Well-Proportioned Layout With New Flooring Throughout, 4 Bedrooms, A Spacious Main Floor Family Room With Fireplace, 2 Fully Renovated Bathrooms, Combined With The Renovated Kitchen, And Double Attached Heated Garage Mean This Home Is Truly Move-In Ready. Downstairs, The Fully Finished Lower Level And Dedicated Media Room Offer Flexible Space For Teens, Guests, Or Extended Family, Lending Itself Naturally To The Potential For A Secondary Suite Or In-Law Setup. Outside, The Backyard Offers The Kind Of Privacy That's Rare To Find, Including A Large Entertainment Area And Checkout That Wide Private Drive That Easily Parks 8. Whether You Have Your Eye On Purchasing A Multi-Generational Home Or Looking For A Property With Income Potential, This Home Checks All The Boxes. Colonel Danforth Park And Trails Are At Your Doorstep, And U Of T Scarborough & Hwy 401 Are Just Minutes Away. This Is A Home You Will Grow Into And Never Want To Leave.
Inclusions: Gas Burner & Equipment, Central Air Conditioning & Equipment, Central Vacuum & Equipment (Non Functional - As Is) Stove, Hood Vent, Refrigerator, Dishwasher, Washer , Dryer, All Existing Electric Light fixtures. All Appliances Are In 'As Is" Condition

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

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