



REALTY GROUP

## 51 Seymour Ave, A Home with Heart in The Pocket

From the moment they stepped inside, it wasn't just the red brick or high ceilings that stood out—it was a feeling. A sense that life could unfold here in the best possible way.

A thoughtful main-floor renovation has brought new warmth and energy—maple floors, a rebuilt staircase, and a custom kitchen designed for effortless gatherings. Around the island, meals are shared, stories are swapped, and guests linger just a little longer than planned.

Wake up each morning in a bright and spacious primary bedroom, where bay windows welcome the sun, filling the space with warmth. A large double closet and built-in shelving ensure everything has its place, making mornings a little more seamless.

The basement, with its impressive ceiling height, is a blank canvas—perfect for a cozy family room, a quiet home office, a gym, or an extra bathroom. The possibilities are endless.

Step outside, and the neighbourhood feels like an extension of home. Now in its 26th year, the annual street party continues, filled with laughter and familiar faces. A multitude of parks are nearby, including Phin Park just steps away. Neighbours catch up from their porches, kids run ahead on tree-lined sidewalks, and the street hums with a sense of community.

When the city feels overwhelming, this quiet pocket offers a welcome pause. Just a 10-minute walk to Donlands Subway Station, it keeps you connected while surrounding you with everything you need—trendy restaurants, cozy coffee shops, and vibrant bars. The only challenge? Choosing between the lively Danforth or the eclectic charm of Gerrard and Queen. Enjoy the convenience of city living without sacrificing peace and tranquillity.

Could this be the place where your story unfolds?

### Improvements to Property

- Main Floor Renovations (2013)
  - Maple Hardwood Floors
  - Rebuilt stairs
  - Living room built-in storage & shelving
  - Granite counters
  - Bosch gas range & rangehood
  - Bosch dishwasher
  - Bosch built-in oven
  - Bosch built-in microwave
  - Danby wine fridge
  - Sliding doors
- High efficiency furnace (2025)
- Refrigerator (2011)
- Windows
  - Basement (2015)
  - Kitchen (2013)
  - Main floor front & all upstairs (2009)
- Washer & Dryers (2019)
- Front Porch Replaced (2020)
- Custom blinds
- Bathroom Hansgrohe rain showerhead

**Included with Property:**

- Appliances: refrigerator, range, rangehood, built-in oven, built-in microwave, built-in dishwasher, wine fridge, washer & dryer
- All existing electrical light fixtures
- Owned: furnace & central air conditioner
- Bedroom mirror x 1
- All existing window coverings
- Existing wall-mounted shelving
- Wired Bose sound system
- All existing alarm hardware sensors on windows & doors - Buyer to set up monitoring contract themselves

**Excluded from the Property:**

- All furniture, accessories and décor related to staging

**Rental Items:**

- Rental items - Hot Water Tank (\$22.68+HST/month with Enercare)

**Neighbourhood Highlights:**

- Transit: The nearest rail transit stop is Donlands Station about a 10 minute walk - 0.73 KM, the nearest street-level transit stop is Jones Ave At Shudell Ave about a 5 minute walk - 0.35 KM
- Restaurants and Cafes: Dineen Outpost, Anglr, Chula Taberna Mexicana, Scenic, Maple Leaf Tavern, Maha's, Conci and Vatican Gift shop all within a 15 min walk. Get to the heart of Greek Town at Pape and Danforth within 15 minutes, venture down to Queen St within 20 min.
- Conveniences: New Resources Convenience Store 8 min walk, Foodland, Food Basics, Loblaws, FreshCo, Farm Boy all a short drive away. All the wide selections of conveniences of the Danforth, Gerrard and Queen Street minutes away, shops, banks, gyms and specialty stores. 15 min walk to Gerrard Square shopping mall
- Recreation: Phin Avenue Parkette (0.26 KM, 1 Playground, 1 Wading Pool, and 1 Basketball Court), Felstead Avenue Playground (0.47 KM, 1.7 hectare park features 1 Playground, and 1 Sports Field), Kempton Howard Park (0.48 KM, 1 Playground, 1 Wading Pool, and 1 Ball Diamond). Monarch Park (0.6 KM, 1 Pool, 1 Dog Park, 1 Playground, 1 Wading Pool, 1 Rink, 1 Trail, and 1 Picnic Facilities)
- Safety & Security: Toronto East Health Network - Michael Garron Hospital at 825 Coxwell Ave (1.65 KM), Fire Station 323 at 153 Chatham Ave (0.45 KM), Police 55 Division at 101 Coxwell Ave (1.5 KM)
- Schools: ASSIGNED: Blake Street Junior Public School (P, PK to 6, French Immersion), ÉÉ La Mosaique (P-French, PK-6), Earl Grey Senior Public School (P, Middle 7-8), ÉS Michelle-O'Bonsawin (P-French, Middle 7-9), Riverdale Collegiate Institute (P, Highschool 9-12, French as a Second Language and French Immersion), Collège français secondaire (French, P, Middle & High 7-12), ÉÉC du Bon-Berger (Catholic French, PK-6), Holy Name Catholic School (P, Religious PK to 8), ÉÉC Georges-Étienne-Cartier (Catholic French, PK-6), ÉSC Saint-Frère-André (Catholic French, Middle & High School 7-12, International Baccalaureate) ALTERNATIVE/SPECIAL: East Alternative School of Toronto (P, Middle 7-8), Subway Academy I (P, 10-12)