



**26 Gatwick Ave**  
**Toronto Ontario M4C 1W3**  
Toronto E03 Woodbine-Lumsden Toronto  
**Taxes:** \$4,263/2024  
**DOM:** 9

**List: \$899,000 For: Sale**  
**SPIS:** N  
**Last Status:** NEW

Detached  
**Link:** N  
Bungalow  
**Irreg:**  
**Dir/Cross St:** Danforth / Main  
**Directions:** Danforth / Main

**Front On:** S  
**Acre:**  
25 x 100 Feet

**Rms:** 5 + 3  
**Bedrooms:** 2 + 1  
**Washrooms:** 2  
1x4xMain, 1x3xBsmt

**MLS#:** E12404384  
**Public Open House:**  
**Holdover:** 90  
**PIN#:** 104290053  
**Additional PIN#:**  
**Legal:** PT LT 67 PL 1770 TWP OF YORK AS IN CA667110; S/T & T/W CA667110; TORONTO (E YORK) , CITY OF TORONTO

**Sellers:** ERFAN EBRAHIMI  
Saturday, September 27 2025 2:00 PM - 4:00 PM  
Sunday, September 28 2025 2:00 PM - 4:00 PM  
**Possession:** Flexible  
**ARN#:** 190602104003400

**Contact After Exp:** N  
**Rmrks:** TBA  
**Occup:** Owner

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Finished / Walk-Up  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Year Built:** 1928  
**Year Built:** MPAC  
**Source:**  
**Apx Sqft:** 700-1100  
**Assessment:** 2024  
**POTL:**  
**Elevator/Lift:**  
**Garage:** N  
**Laundry Lev:**  
**Phys Hdcp-Eqp:**

**Exterior:** Brick  
**Drive:**  
**Gar/Gar Pk Spcs:** None / 0  
**Drive Pk Spcs:** 1  
**Tot Pk Spcs:** 1  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:** Family Room, Fireplace/Stove  
**HST Applicable to:** Included In  
**Sale Price:**  
**Interior Feat:** Air Exchanger, Carpet Free  
**Roof:** Unknown  
**Foundation:** Other

**Zoning:**  
**Cable TV:**  
**Hydro:**  
**Gas:**  
**Phone:**  
**Water:** Municipal  
**Water Supply Type:**  
**Sewer:** Sewers  
**Spec Desig:** Unknown  
**Farm/Agr:**  
**Retirement:**  
**Oth Struct:**  
**Lot Size Source:** MPAC  
**Survey Type:** Unknown  
**Phased in Tax:** \$596,000

| # | Room      | Level | Length (ft) | Width (ft) | Description        |                   |                   |
|---|-----------|-------|-------------|------------|--------------------|-------------------|-------------------|
| 1 | Living    | Main  | 14.21       | x 9.92     | O/Looks Frontyard  | Pot Lights        | Combined W/Dining |
| 2 | Dining    | Main  | 13.48       | x 8.69     | Pot Lights         | Hardwood Floor    |                   |
| 3 | Kitchen   | Main  | 13.85       | x 8.73     | B/I Appliances     | Combined W/Dining | Hardwood Floor    |
| 4 | Prim Bdrm | Main  | 11.45       | x 8.96     | Hardwood Floor     | Closet            |                   |
| 5 | 2nd Br    | Main  | 7.87        | x 8.99     | Hardwood Floor     |                   |                   |
| 6 | Living    | Lower | 29.04       | x 8.3      | Combined W/Kitchen | Pot Lights        |                   |
| 7 | Kitchen   | Lower | 8.23        | x 18.96    | Pot Lights         | Combined W/Living |                   |
| 8 | Br        | Lower | 9.97        | x 9.55     | Pot Lights         |                   |                   |

**Client Remks:** In the heart of East York, where tree-lined streets meet the energy of Main and Danforth, you'll find a rare opportunity wrapped in character and charm. This recently remodeled bungalow rests on a 25 by 100-foot lot and surprises with soaring 13-foot ceilings a detail that instantly sets it apart, bringing light and openness to every corner. The home has been thoughtfully designed for flexibility. Upstairs, its inviting and bright, while the finished basement complete and its own walk-up to the backyard offers endless options for extended family, guests, or even a private workspace. The location is truly exceptional. Here, you're moments from vibrant shops, cafes, parks, schools, and effortless transit connections. Its a neighbourhood that welcomes growing families, while also inspiring those ready to rebuild and design their dream home in one of East Yorks most desirable pockets. Opportunities like this are rare; a home that offers comfort today and possibility for tomorrow.  
**Extras:**  
**Inclusions:** Fridges, Stoves, Range Hood, Dishwasher, Washer and Dryer, Smoke and Carbon Detector, and All Electrical Light Fixtures, All Window Blinds, Furnace  
**Exclusions:** N/A  
**Rental Items:** N/A  
**Showing Requirements:** Lockbox  
**Brkage Remks:** Buyer verifies measurements & taxes. 5% deposit by bank draft. Include Schedule B & Form 801 in offers. Send to Al.mousavi@theagencyre.com with 24hr irrevocable. Thank you for showing! (Please be aware some photo's are virtually staged and the house is currently unfurnished)

**Lot Size Area:** 2500  
**Sqft Below Grade Finished:**

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|                                                                                                                                                                                                                |                            |                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------|
| <b>Sqft Other:</b>                                                                                                                                                                                             |                            | <b>Sqft Below Grade Source:</b>       |
| <b>Sqft Total Unfinished:</b>                                                                                                                                                                                  |                            | <b>Sqft Above Grade Finished:</b> 800 |
|                                                                                                                                                                                                                |                            | <b>Sqft Above Grade Source:</b> MPAC  |
| <b>THE AGENCY Ph:</b> 416-847-5288 <b>Fax:</b><br>378 Fairlawn Ave Toronto M5M1T8<br><u>AL MOUSAVIZADEH, Salesperson</u> 437-688-6887<br><u>RAFAEL BAGHERI CHALEZAMIN, Salesperson</u> 647-327-3421 THE AGENCY |                            |                                       |
| <b>Contract Date:</b> 09/15/2025                                                                                                                                                                               | <b>Condition:</b>          | <b>Ad:</b> Y                          |
| <b>Expiry Date:</b> 12/31/2025                                                                                                                                                                                 | <b>Cond Expiry:</b>        | <b>Escape:</b>                        |
| <b>Last Update:</b> 09/15/2025                                                                                                                                                                                 | <b>CB Comm:</b> 2.5% + HST | <b>Original:</b> \$899,000            |