



Presenting
30 Coady Avenue



Timeless. Warmth. Style.

Set on coveted Coady Avenue, this wide, detached Leslieville home offers exceptional curb appeal with its inviting front porch. Thoughtfully renovated over time, this home blends character & functionality with a bright, airy interior filled with natural light & a true sense of heart & soul.

The open concept main floor is designed for both everyday living & entertaining, featuring hardwood floors, custom built-ins & a cozy gas fireplace. The renovated kitchen is the heart of the home, complete with a large centre island, pantry & abundant storage—perfect for gathering with family & friends.

On the 2nd floor, are 2 large bedrooms, offering a rare sense of space & comfort. The renovated bathroom is a true retreat, featuring heated floors, dual vanities, a custom glass shower & a stunning clawfoot soaker tub. The 3rd floor provides incredible flexibility—ideal as a 3rd bedroom, home office, or family room.

The finished lower level has a rec room, large laundry room & a renovated bathroom with heated floors.

The professionally landscaped backyard is a private oasis with mature cedar hedges, lush greenery & a patio. The garden was featured on *One Garden, Two Looks*, a testament to its beauty & design.

Extensively upgraded, this home includes a durable metal roof, waterproofing, updated electrical, & more—offering peace of mind for years to come.

Coady Avenue is known for its strong sense of community with its annual fall street party. Enjoy the best of Leslieville living with Queen Street's shops & restaurants just steps away, along with nearby green spaces including Leslie Grove Park & Greenwood Park (with off-leash area), top schools (Bruce Public School & Riverdale Collegiate Institute), the Leslieville Farmers' Market, Tommy Thompson Park, Jones Library, Jimmy Simpson & Matty Eckler community centres & the iconic History concert venue.

A rare opportunity to own a beautifully renovated, light-filled family home in one of Toronto's most vibrant neighbourhoods



Property Highlights & Upgrades

- Property Tax 2025: \$6,907.44
- 23.58 Ft X 80 Ft Lot Size
- 1,660 Sq Ft of Above Grade (as per MPAC) + 640 Sq Ft Basement (As per Floor Plans)
- 8'9 Ft Ceiling on Main 23'2 Ft at Skylight, 7'11 Ft Ceiling on Second & 11'5 Ft at Vaulted Ceilings, 9'4 Ft Vaulted Ceiling on Third Floor, 6'5 Ft Ceiling in the Basement (Approx.)
- 3 Bedrooms, 2 Full Bathrooms
- Pot Lights & 3" Hardwood Floors Throughout the Main & Second Floor
- 3 Skylights (Entrance, Primary Bedroom & Mudroom)
- Renovated Bathrooms with Heated Floors
- Lutron Lighting on Main Floor & Dimmers Throughout
- Gas Fireplace in Living Room
- Architectural Pass-Through Window Between Living & Kitchen Area
- Renovated Kitchen with Custom Soft-Close Cabinetry, Stainless Steel Appliances, Centre Island with Quartz Countertops & Storage on Both Sides
- Dining Room Features a Bay Window, Textured Wallpaper Accent Wall & Matching Kitchen Custom Built-in Cabinetry for Additional Storage Space
- Second Floor Features 2 Bedrooms, Linen Closet & 5 Pc Bathroom with 2 Vanities & Claw Foot Tub
- 2nd Bedroom Features Vaulted Ceilings, Double Closet & Juliette Balcony Overlooking Backyard
- 3rd Bedroom Features Double Closet, Leaded Window & Interior Windows Highlighting Entry Skylight
- Spacious Third Floor Primary Bedroom Features Skylight & Sitting Area (or room for a desk)
- Basement Features Recreation Room, Laundry Room, 3

Pc Bathroom, Cold Room & Plenty of Storage

- Private Fenced Backyard & Professionally Landscaped with Stone Patio Area, Perennial Plants such as Hydrangeas & Cedar Hedges Featured on *One Garden, 2 Looks*

Upgrades Include:

- Renovated Kitchen & Dining Room (2018)
- Installed Tankless Hot Water Tank - Owned (2010)
- Installed Metal Roof with 40 year transferable warranty (2010)
- Renovated Basement & Added 3 Piece Bathroom with Heated Floors (2010)
- Upgraded Basement Interior Waterproofing & Installed Sump Pump (2010)
- Upgraded Mudroom (2010)
- Installed Central AC (2009)
- Installed Hi Efficiency Furnace (2009)
- Waterproofed Exterior North & East Walls (2006)
- Renovated 2nd Floor Bathroom (2006)
- Installed 3" Hardwood Floors on Main Floor & Stairs (2001)
- Upgraded Soffit, Fascia & Gutters
- Rebuilt Chimney from Roof Line Up
- Upgraded All Exterior Doors
- Upgraded All Windows to Thermal Vinyl (except Stained Glass Windows)
- Upgraded Water Main & Pipes to Copper & Pex Plumbing Including Drains to the City
- Upgraded 100 amp Electrical Service & All Electrical Wiring to Copper



What the Sellers Love About their Home

Warm, Welcoming & Inviting- We love the charming curb appeal and how it fits in with the neighbourhood's vibe. The expansive entry with a skylight it creates a bright, warm, and inviting welcome when entering the home.

Open Concept Living - We love the open, and airy layout of the main floor, also the kitchen layout makes it very easy to cook, entertain and host. We really love the colours and designer touches throughout the kitchen and dining areas, adding style and personality.

Comfort with Character - Timeless details meet everyday comfort, highlighted by a spa-like bathroom with heated floors and a classic claw foot tub. We also appreciate the heated basement bathroom floors.

Well-Maintained & Reliable - Lovingly cared for, we upgraded various aspects of the home, including: electrical & plumbing, exterior windows & doors, a metal roof, waterproofed basement, and sump pump—ensuring a consistently dry and dependable lower level.

Private Outdoor Space - We love the privacy offered by the cedar hedges, professionally landscaped and low maintenance yard and are proud to say our backyard was featured in *One Garden Two Looks*



Leslieville Lifestyle

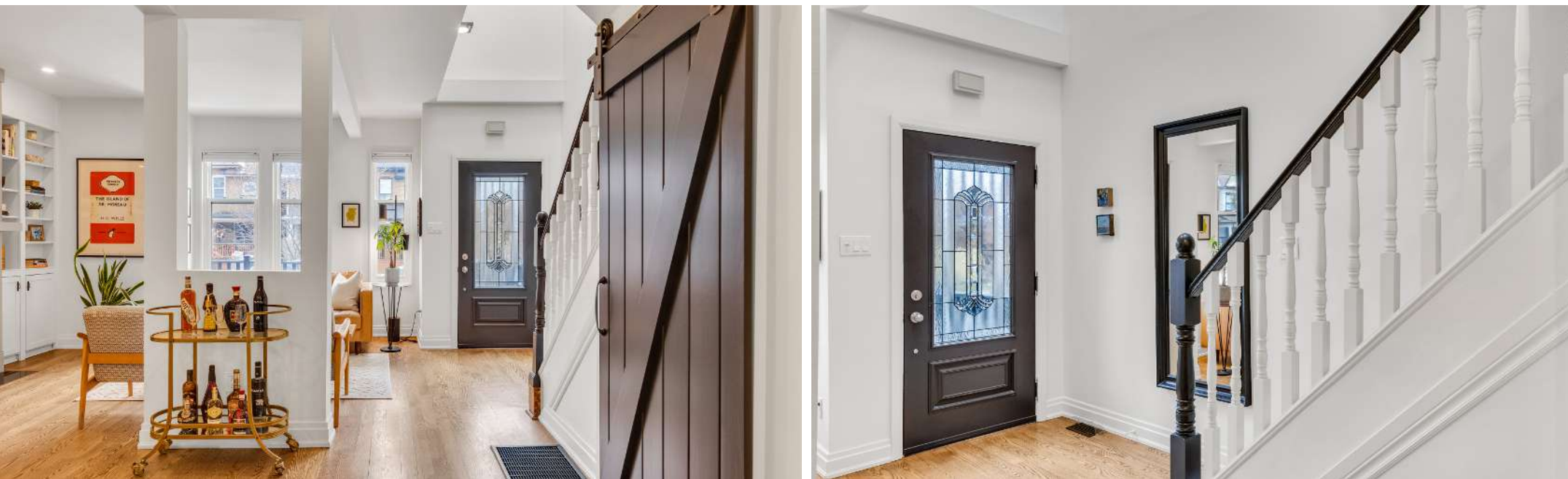
What the Sellers Love about their Neighbourhood

Extensive Green Space & Access to Parks- Surrounded by greenery, with Leslie Grove Park and Greenwood Park nearby—complete with an off-leash dog area—as well as easy access to Tommy Thompson Park, perfect for scenic walks, cycling, and lakeside escapes.

Incredible Community- Shops and restaurants along Queen St, Leslieville Farmers' Market, Jones Library, Jimmy Simpson Recreation Centre, and Matty Eckler Recreation Centre all close by, along with the popular History concert venue for live entertainment.

Local Events- The annual Coady Street Party, held each fall, is a cherished neighbourhood tradition—bringing together residents of all ages for a day filled with fun, food, and community spirit.

The Schools! Well-served by excellent local schools including Bruce Public School, Morse Street Junior Public School, and Riverdale Collegiate Institute.













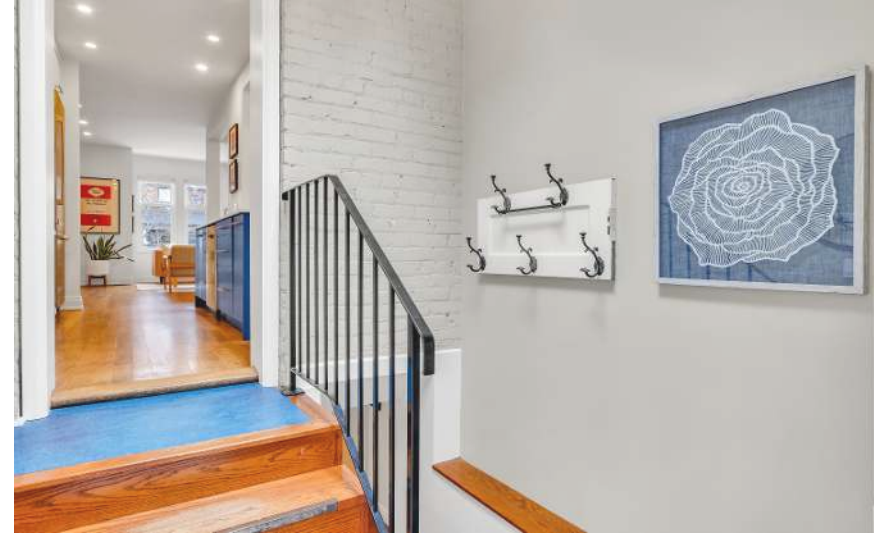




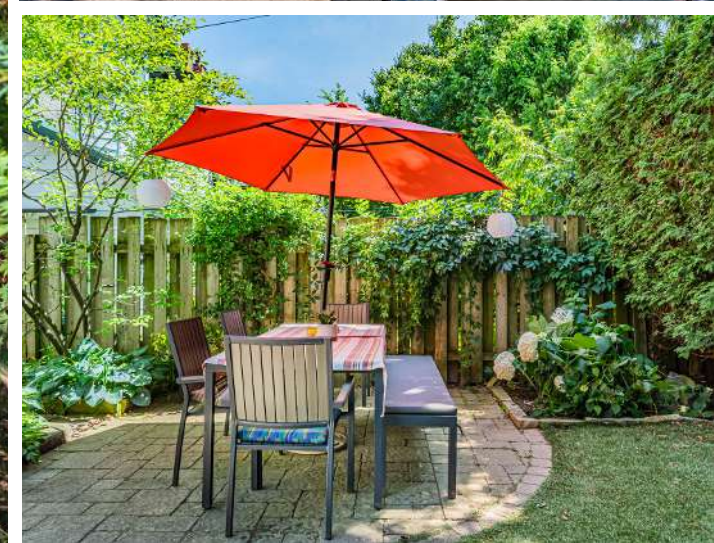




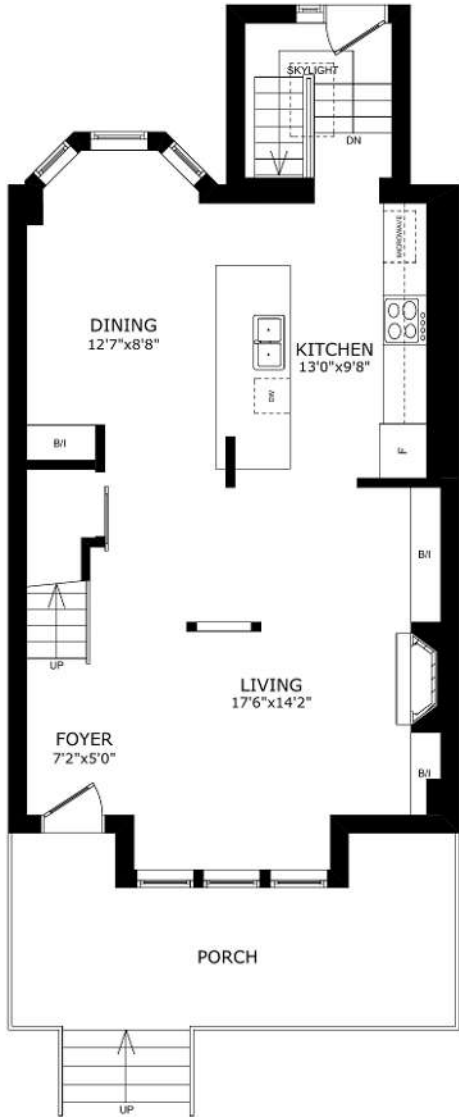








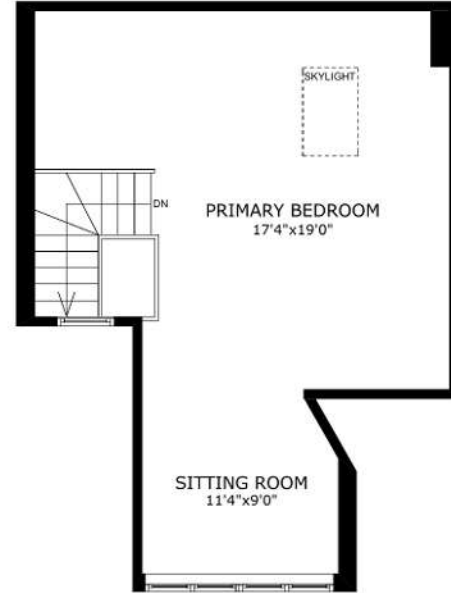
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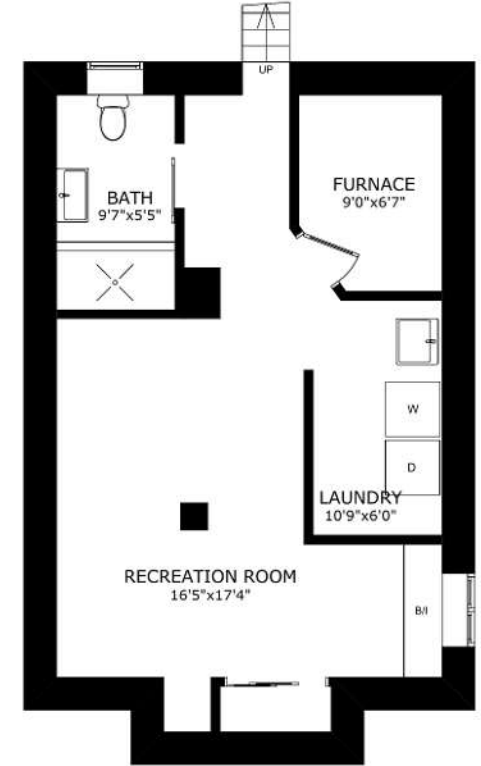
MAIN FLOOR



SECOND FLOOR



THIRD FLOOR



BASEMENT



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