



**45 Galley Ave** **List: \$2,149,000 For: Sale**  
**Toronto Ontario M6R 1G9**  
 Toronto W01 Roncesvalles Toronto  
**SPIS: N** **Taxes: \$8,619.23/2024** **DOM: 0**

Semi-Detached **Front On: S** **Rms: 9 + 2**  
**Link:** **Acre:** **Bedrooms: 5**  
 2 1/2 Storey **Washrooms: 2**  
 1x4x2nd, 1x3xBsmt

**Lot: 19 x 123.75 Feet Irreg:**  
**Dir/Cross St: Sorauen and Galley**

**MLS#: W9768889** **PIN#: 213360364**  
**Possession Remarks:** Flexible  
**Broker Open House:** Saturday, November 2 2024 2:00 PM - 4:00 PM **Opn Hse Note:** Sat & Sun 2pm - 4pm

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Lane	<b>Cable TV:</b>
<b>Basement:</b> Finished / Sep Entrance	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Gas:</b>
<b>Heat:</b> Water / Gas	<b>Tot Prk Spcs:</b> 2	<b>Phone:</b>
<b>A/C:</b> Wall Unit	<b>UFFI:</b> No	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Pool:</b> None	<b>Water Supply:</b>
<b>Apx Age:</b> 100+	<b>Energy Cert:</b> N	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 2000-2500	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b> N	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>		<b>Retirement:</b> N
<b>Elevator/Lift:</b> N		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Lower		
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	8.96	x 14.7	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	14.24	x 13.39	Hardwood Floor	Bay Window	Open Concept
3	Kitchen	Main	14.6	x 13.02	Cork Floor	Quartz Counter	Stainless Steel Appl
4	Family	Main	8.76	x 13.68	Hardwood Floor	Window	W/O To Deck
5	Br	2nd	15.45	x 9.12	Hardwood Floor	B/I Closet	Window
6	Br	2nd	9.78	x 11.29	Hardwood Floor	Closet	Window
7	Prim Bdrm	2nd	14.63	x 10.86	Hardwood Floor	W/O To Balcony	Fireplace
8	Br	3rd	15.42	x 10.47	Hardwood Floor	Window	Closet
9	Br	3rd	9.78	x 9.84	Large Window	Closet	
10	Rec	Bsmt	14.17	x 17.26	Broadloom	Pot Lights	Window
11	Laundry	Bsmt	14.24	x 11.32	Concrete Floor	Walk-Out	Closet

**Client Remks:** Welcome to this stunning 2.5-storey semi-detached residence, perfectly situated in the heart of Roncesvalles Village. This beautifully renovated 5-bedroom family home exudes charm and is filled with natural light. Step inside to discover an open-concept main floor featuring a cozy gas fireplace in the living room, complemented by elegant hardwood floors. The spacious kitchen boasts all stainless steel appliances, sleek quartz countertops, and cork flooring, providing both functionality and style. The main floor also includes a family room addition that leads out to a private, fenced yard. On the second floor, you'll find three generously-sized bedrooms and a modern 4-piece bath with heated floors. The upper third floor offers an additional two bedrooms, perfect for family or guests. The finished basement features a stylish 3-piece bath with a heated towel rack and heated floors, adding an extra layer of comfort. Recent upgrades include four efficient heat pumps, new broadloom in the basement, a freshly stripped and stained front porch, and custom radiator covers. The property also features a detached garage that accommodates two cars. Enjoy the fabulous location just steps away from all the vibrant shops, cafes, and restaurants that Roncesvalles Village has to offer. Dont miss out on this opportunity to own a piece of this charming neighbourhood!

**Extras:**  
**Listing Contracted With:** BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100