



184 Wright Ave Toronto Ontario M6R 1L2 Toronto W01 Roncesvalles Toronto SPIS: No Taxes: \$10,343.36/2026		List: \$2,949,000 For: Sale
DOM: 22		
Detached Link: N 3-Storey	Front On: N Acre:	Rms: 7 + 3 Bedrooms: 4 + 2 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x3rd, 1x4xBsmt
Lot: 20 x 128.75 Feet Irreg: Dir/Cross St: East of Roncesvalles and Wright Directions: East of Roncesvalles and Wright		

MLS#: W13556038 **PIN#:** 213370165
Possession Remarks: Flexible
Legal: 20.00 PT LT 9-10 PL 786 PARKDALE AS IN CA558634; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Heat Pump, Water / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1911 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Membrane Foundation: Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp: No	Exterior: Brick / Metal/Side Gar/Gar Spcs: Detached / 1.5 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, School Exterior Feat: Deck, Porch Interior Feat: Sump Pump	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.25	x 4.33	Tile Floor	Closet	Window
2	Living	Main	17.16	x 10.33	Hardwood Floor	Bay Window	B/I Closet
3	Kitchen	Main	24.57	x 10.33	Hardwood Floor	Stainless Steel Appl	Stone Counter
4	Family	Main	13.25	x 14.5	B/I Desk	W/O To Yard	Large Window
5	Br	2nd	13.25	x 14.5	Double Closet	Double Closet	Large Window
6	Br	2nd	10.99	x 9.74	Hardwood Floor	Window	Double Closet
7	Br	2nd	12.24	x 15.09	Hardwood Floor	Double Closet	Bay Window
8	Prim Bdrm	3rd	12.4	x 14.93	W/I Closet	3 Pc Ensuite	W/O To Roof
9	Br	Bsmt	11.75	x 10.83	Broadloom	Window	Double Closet
10	Rec	Bsmt	11.75	x 9.68	Broadloom	Double Closet	Large Window

Client Remks: Prime Roncesvalles Village! This exceptional detached 3-storey family home offers over 3,000 sq. ft. of beautifully finished living space, including a professionally finished basement, and has been extensively renovated from top to bottom with a stunning two-storey and basement addition. Blending timeless character with sophisticated modern design, this 4+2 bedroom, 4 bathroom home offers the perfect balance of elegance, comfort, and functionality. The spectacular eat-in kitchen is truly the heart of the home, featuring gorgeous soapstone countertops (2024), a new designer backsplash, coffee bar, charming bay window, and abundant custom storage. The sun-filled family room features a built-in desk and overlooks the private backyard, creating an inviting space for everyday living and effortless entertaining. The third floor is dedicated to an incredible primary retreat with a walk-in closet, spa-inspired ensuite, cozy window seat, and walkout to a spectacular rooftop deck (2024)-your own private escape. The professionally finished lower level offers two additional bedrooms, a spacious recreation room, and a bright home office with a large window well, perfect for today's work-from-home lifestyle. Designed for year-round comfort, the home features five heat pumps (2021) providing efficient heating and cooling, complemented by radiant heat throughout. Numerous recent updates include a professionally painted exterior (2026), dishwasher (2024), washer and dryer (2024), microwave (2026), kitchen and powder room faucets (2024), plus tuckpointing and parging (2021). Located on one of Roncesvalles Village's most sought-after streets, the oversized detached garage with laneway access is a rare bonus. Just steps to the vibrant shops, cafes and restaurants of Roncesvalles Village, and within walking distance to Sorauren Park, High Park, excellent schools, transit and every neighbourhood convenience.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Electric Light Fixtures, 5 Heat pumps, Gas Boiler and Equipment, Hot Water Tank, Ring Doorbell, Garage Door Remote

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