

Turnkey Home In Family-Friendly Cedarvale Neighbourhood

Feeling like you have to choose between space for the family and timeless charm? At 265 Winnett Ave, you don't have to choose! This home truly has it all: 3+1 spacious bedrooms, a modern bathroom on each floor, just under 2,000 square feet of well-designed living space, and a fully finished basement that is perfect for a home office, nanny/guest suite AND recreation room all in one! The owners have taken care of a lot of the upgrades so you don't have to, including replacing almost all of the windows. From morning routines to movie nights, every corner of this home was designed for the beautiful chaos of family life.

First impressions matter, and the dedicated foyer makes sure yours isn't "sorry about the mess." With hooks and space for shelves or cubbies, you'll never have to worry about tripping over backpacks, coats, or shoes again. From the foyer, you head into your great room, where a large front window lets in all the morning sun. Let your furry friend and the kids roam free as there is plenty of room for them to enjoy.

The kitchen features upgrades where they matter, with space to actually cook a meal, a moveable island, granite countertops, and stainless steel appliances. It's the kind of kitchen that's ready for pancake flips, science projects, and everything in between. A main floor powder room provides convenience for guests and family alike.

The hardwood floors aren't just on the main floor, as they continue on the entire second floor. The three oversized bedrooms are big enough to play in and spread out, with the primary easily fitting a king-sized bed and still leaving room to breathe. Getting ready in the morning or winding down at bedtime has never been easier, thanks to the renovated five-piece bathroom. No more competing for space thanks to the double sink vanity and loads of cabinet space.

The fun doesn't stop upstairs, it continues into the finished basement. Complete with full ceiling height, which is rarely seen in Toronto, the fourth bedroom, rec room, laundry area, and three-piece bathroom make this level a one-stop shop for all things family fun and functionality. Whether it's a play area to keep the toys contained, a home office, gym, nanny or guest suite, this flexible space adapts easily to your family's lifestyle. Both the basement and main floor bathrooms feature heated floors, adding a touch of comfort on those cold Canadian winter days. Additionally, storage won't be an issue as you have plenty of storage space throughout.

I think we can all agree, it is VERY rare to find any Toronto home that doesn't back onto another one, but lucky for you, this one is the exception. With Arlington Parkette right behind you, it feels like your backyard just keeps going. Whether it's just getting the kids outside or letting the dog run off some energy before dinner, direct park access is a total game changer. PLUS, you're literally steps away from one of the best parks in the city, Cedarvale Park which includes an off-leash dog park, soccer fields, baseball diamond, tennis courts, splash pad, numerous walking trails, and playgrounds.

Love to tinker? Dreaming of a space to unleash your creativity? Head outside to your very own workshop, previously a shed, updated in 2021. It was fully renovated on the existing foundation

and transformed into a functional space with reinforced and waterproofed footings, an insulated floor, Rockwool insulation, vapour barrier, drywall, and its own 100-amp electrical service. This powered and insulated space feels like an extension of the home, perfect for a home office, art studio, workshop, or climate-controlled storage.

For commuters, gone are the days of stressing over getting to work on time, as you are close to the new Eglinton LRT line and the subway for fast access to the city core. Driving is made easy with quick access to Allen Road, providing a fast route to the 401 and in and out of the city.

Located near Forest Hill and Eglinton, this neighbourhood offers an unbeatable sense of community, with shops, restaurants, and amenities just around the corner.

Specific Features and Upgrades

- **Mechanical & Efficiency:**
 - Most windows replaced with Low-E, Argon, double-pane glass (Oct 2025)
 - Tankless hot water heater was replaced (July 2025) & it is a rental
 - All exterior walls insulated with Airkrete insulation (July 2024)
 - Roof re-shingled and vented (Aug 2024)
 - Attic insulation upgraded and venting replaced (Sept 2024)
 - Furnace replaced (Nov 2022)
- **Interior/Exterior Finishes:**
 - Fresh paint throughout (July 2025)
 - Fully renovated bathrooms, including a main floor powder room.
 - Heated floors in both the main floor and basement bathrooms
 - Front and back landscaping