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INTRODUCING
29 RAINSFORD ROAD

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ABOUT THE HOME

Welcome to 29 Rainsford Road in the coveted Beach Triangle where old-world charm meets modern functionality. Lovingly cared for inside and out for 44 years, the current owners have transformed this circa 1910 home into 3 levels of bright, open living space. There's plenty of room to live life to its fullest with 1796 sq ft of above grade living space including 3 bedrooms, a 2nd floor family room, a 3rd floor studio with a skylight and a home office off the 2nd bedroom overlooking the back gardens. The artistic flair of the homeowner shines through in the beautiful English gardens and interlocking walkway that welcome visitors to 29 Rainsford Road. The covered front porch is the perfect place to relax and catch up with friends and neighbours or enjoy a quiet coffee and a good read. The renovations on the main floor have created two awesome entertaining areas. The living room at the front of the house overlooks the street and is anchored by an attractive brick fireplace. The open-concept kitchen with sightlines to the entire main floor is ideal for entertaining. There's room for everyone to hang out and lend a hand! When it's time to retire, the primary bedroom is a tranquil retreat with an attractive fireplace and a beautiful bay window with built-in seating overlooking the street. Enjoy peace of mind with your brand new roof (2023) and your sought-after 2 car garage so you never have to scramble for street parking.



PROPERTY INFORMATION

Taxes:	\$6209.68 (annual in 2023)
Lot Size (irregular lot as per GeoWarehouse):	Front: 18 feet 10 3/4 inches South side: 125 feet North side: 125 feet Rear: 18 feet 10 1/2 inches
Legal Description:	PT LT 53 PL 427E Toronto as in CT421340 Except ET14442: City of Toronto
Parking:	2-car parking in double garage off rear laneway
Possession:	30-90 days
Heating/Cooling:	Forced air gas furnace Central air conditioning
Electrical:	100 amp service
Electricity:	\$116/month – average monthly cost based on a 12 month period
Gas:	\$141/month – average monthly cost based on a 12 month period
Water/Waste:	\$85/month – average monthly cost based on a 12 month period

Inclusions:
Fridge, stove*, range hood, dishwasher*, washer*, dryer*, window coverings, electrical light fixtures, central vacuum/equipment*, garage door opener, built-in shelving, gas line for BBQ and stained glass windows (*items are currently in working order but are being sold as-is)

- UPGRADES BY CURRENT HOMEOWNER INCLUDE:**
- Interior painting throughout home (2024)
 - New broadloom in 2 bedrooms, studio and both upper staircases (2024)
 - New roof and 3 skylights (2023)
 - Front walkway, landscaping and gardens (2023 and prior years)
 - New siding and door on west side of garage (2023)
 - New metal roof on garage (2019)
 - 2nd Floor Bathroom Reno (2019)
 - Waterproofing - portion of SE foundation (2017)

ABOUT THE COMMUNITY

29 Rainsford Road sits in the heart of one of Toronto's most desirable neighbourhood pockets, the Beach Triangle, located where Queen East, Kingston Road and Woodbine Avenue intersect. The community showcases tree-lined streets uniquely configured within the triangle, quaint homes with lovely front yards, and little parkettes between the road and homes. These elegantly placed green areas paired with charming homes make this area utterly unique to Toronto's east end. There's no denying the convenience of the Beach Triangle where locals can hop the Queen Street East streetcar or ride the bus north to Woodbine subway station on the Bloor-Danforth line. It's a short drive into the city centre, and the Don Valley Parkway can easily be reached within a few minutes as well. With Leslieville to the west and The Beaches to the east, locals can take in countless quaint boutiques, coffee shops and a wide variety of bistros, pubs and restaurants right at your doorstep. Nature lovers will enjoy being so close to the lake to relish in long walks along the boardwalk. With swimming, splash pads, beach volleyball, a skatepark, tennis, children's playgrounds and so much more, this is the perfect place for families and dog owners to enjoy year-round!

A pre-list home inspection has been provided by Tom Woolley from The Home Check on April 25, 2024. The Buyer acknowledges that the home inspection report and marketing materials have been provided for information purposes only. Any reliance on these materials is at the Buyer's own discretion.

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit buyers and sellers currently under contract with another brokerage.