



INTRODUCING
58 PAR AVENUE

JILL
FEWSTER-YAN
BROKER

ERIN
GREGORY
BROKER

JENNIFER
GIBSON
SALES REPRESENTATIVE

LARRY
YAN
SALES REPRESENTATIVE

RICARDO
AGBAY JR
SALES REPRESENTATIVE

58Par.com



ABOUT THE HOME

Welcome to this lovely, updated, 3-bedroom backsplit nestled on a stunning ravine lot at 58 Par Avenue in the heart of Scarborough. This home features many upgrades and is spotless inside and out, offering a clean slate for the new owner to simply move-in and make it their own. The unique, renovated entryway is spacious and bright thanks to a large skylight and the front hall closet offers ample space to organize coats and backpacks for the entire family. Walk into your combined living and dining room with a beautiful bay window to let in abundant natural light. The kitchen has been updated with stainless steel appliances, quartz countertops, and white cabinetry and features a side door walk out to the yard. Slanted ceilings throughout the main level add to the distinctive beauty of this cozy home. Upstairs you will find three bedrooms all with laminate flooring and California shutters which share the updated main bathroom. A second 2-piece washroom in one of the bedrooms offers potential for renovation for an ensuite in the primary bedroom if desired. The lower level has a spacious recreation room, a crawlspace with plenty of room to store all your seasonal items, and a utility room. You can walk out from the lower level to the fully fenced, private backyard which backs to the serenity of Curran Hall Ravine and Highland Creek. This charming home, filled with character is a great option for downsizers who are not ready to give up their gardens and also a great option for first time buyers who value outdoor living space and a strong connection with nature.



ABOUT THE COMMUNITY

Centrally located with many options for transit, residents of 58 Par will enjoy quick access to the TTC at either Lawrence Ave or Ellesmere Road. The Guildwood GO station is close by for an easy commute downtown. Shopping at the Scarborough Town Centre and Morningside Crossing plus Centenary Hospital and UTSC are all easily accessible by car or transit. There is a plaza within walking distance with a Giant Tiger and a variety of eateries. Nature lovers will enjoy living right on the Curran Hall Ravine which joins seamlessly with greenspace stretching for miles, perfect for exploring by bike or on foot.



PROPERTY INFORMATION

Taxes:	\$3662.28 (annual in 2024)	Inclusions:	Fridge, oven, gas cooktop, range hood, dishwasher, washer, dryer, central vacuum & equipment, gas barbecue, garden shed, all blinds, electrical light fixtures, bathroom mirrors, built-in shelving
Lot Size: (Pie-shaped lot as per GeoWarehouse)	Front: 40.03ft W side: 126.22 ft E side: 116.24 ft Rear: 45.06 ft	Exclusions:	Basement fridge and basement freezer
Legal Description:	LT 461 PLAN 5053 S/T SC179566 SCARBOROUGH , CITY OF TORONTO	UPGRADES BY THE CURRENT HOME OWNERS INCLUDE:	
Parking:	1-car parking in partial carport 2-car parking in driveway	<ul style="list-style-type: none">• Lower level painting 2024• Interior doors replaced 2022• Main bathroom update 2022• Kitchen renovation 2018• New driveway 2018• New windows 2017• Outdoor patio and retaining wall (2017)	
Possession:	30-90 days		
Heating/Cooling:	Forced air gas furnace Central air conditioning		
Electrical:	100 amp service		

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.