



Willer
Real Estate Group

FOR SALE

247 Highfield Rd

Live your best life on Highfield

This detached home blends timeless character with smart, modern updates. Arched doorways and newly sanded and stained hardwood floors maintain the home's warmth and authenticity, while contemporary touches add comfort and functionality throughout.

The kitchen is bright and inviting with high-end appliances, wide plank flooring, pot lights, ample cabinetry, and a sun-filled eat-in nook. A formal dining room offers space for larger gatherings, and the walkout leads to a beautifully landscaped, low-maintenance backyard complete with a private deck and secure, four-season shed/workshop.

Upstairs, three full-sized bedrooms offer excellent storage, including rare "his and hers" closets in the primary suite. The walk-out basement with 7'3" ceilings is perfect for a nanny or in-law suite or guest space. Professionally underpinned and waterproofed with extensive mechanical upgrades, including updated HVAC, plumbing, drainage, and more.

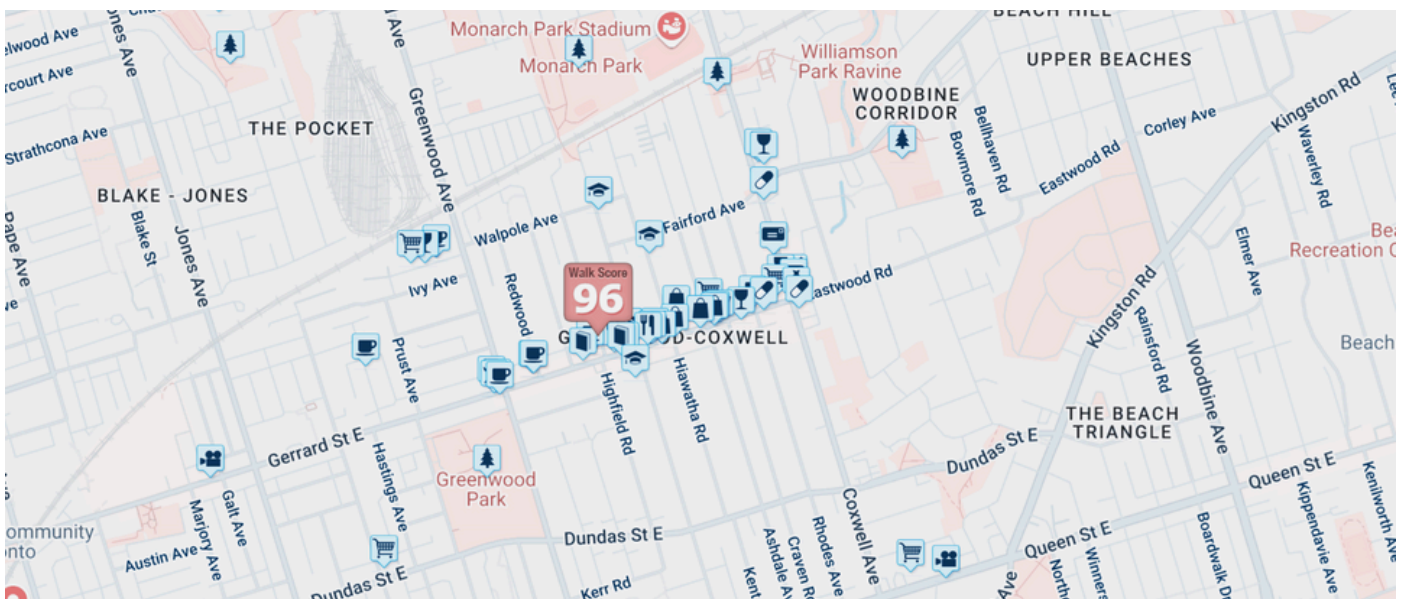
TIMELESS CHARACTER. SMART UPGRADES.



The Neighbourhood

Greenwood-Coxwell

Located on a friendly, community-focused street in the highly sought-after Riverdale school district. A short stroll to Greenwood and Monarch Parks, a quick bike ride to the Beach, and surrounded by local favourites like Maha's, Lake Inez, Belle Isle, and Good Behaviour. A rare opportunity to own a home in one of Toronto's most beloved neighbourhoods.



IMMERSE YOURSELF IN THE VIBRANCE OF GREENWOOD

Features



3+1



2



2



1,328 SQ.FT

KITCHEN

- Walk-out to deck & backyard
- Stainless steel appliances
- Open layout

LIVING & DINING

- Large windows
- High ceilings
- Arched doorways
- Newly sanded & stained hardwood floors

PRIMARY BEDROOM

- Double his & hers closets
- Large layout
- Picturesque window

SECONDARY BEDROOMS

- Across the hall from primary bedroom
- Functional layouts

BASEMENT APARTMENT

- Fully renovated apartment
- Separate entrance from backyard
- Kitchen with fridge, sink & storage
- Breakfast nook / work station
- Cozy living area
- Spacious layout
- 7'3" ceilings
- Natural light due to windows throughout
- Large bedroom
- Beautiful bathroom with walk-in shower



Upgrades

- Complete new roof 2016 (completely removed and redone)
- New AC and furnace 2016
- New sliding door 2014
- Full renovation and water proofing of basement 2021
- New LG smart washer and dryer 2021
- New Bosch dishwasher 2021
- New oven 2020
- New flooring kitchen 2018
- Refinished hardwood 2025
- New bedroom window 2025 (east room)
- Turf backyard 2020
- Lead pipe replacement with 1 inch copper pipe (city and homeowners sides) 2021
- Rough in for main Laundry, basement oven, and stack for potential main powder too 2021
- New brick 2018 around base of home

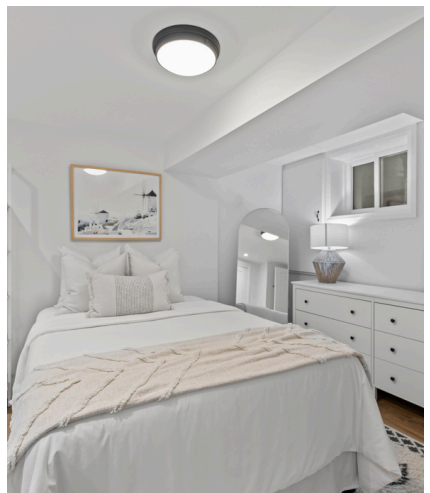
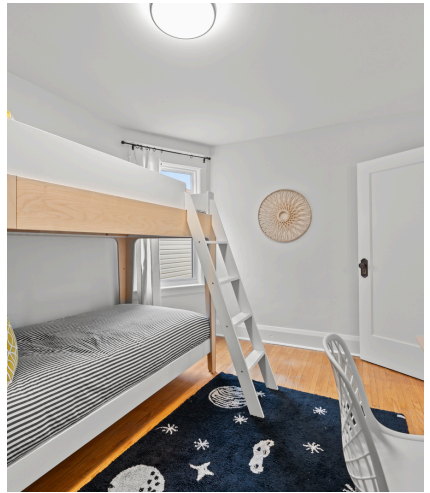
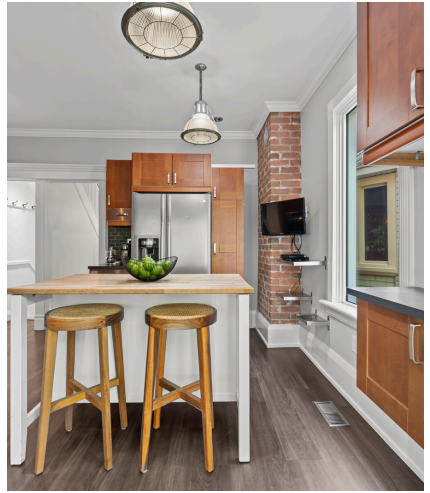
An outdoor oasis in the city.

This private outdoor retreat gives country cottage vibes right in your backyard. The large entertainment area is surrounded by mature tree canopies & thoughtful landscaping.



Never run out of space for your hobbies.

The 4-seasons shed & workshop is the icing of the cake for this home. This dedicated space allows for extra storage & endless hobbies!



**Ready to live your best life on
Highfield?**



Scan for more details.



Two Generations, One Promise:

Family Care & Expert Guidance

Russell & Karen Willer

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