



178 Browning Ave, Toronto ON, M4K 1W5

Some homes are just where you live. This one's where you land.

Some mornings move fast. One kid's brushing their teeth, the other's lost a shoe. You're tying laces while your partner's making lunches. The kitchen's a mess but at least the half wall keeps it hidden from the rest of the house.

And yet, no one's late. Because school is a walk away—Jackman, Earl Grey, Riverdale Collegiate. You pass neighbours, trade sleepy waves, and are back home before the coffee's gone cold.

Other mornings are slower. No alarm. No plans. You wander down to Withrow Park. Or stroll the Danforth, bag a few groceries, grab a croissant, whatever the day calls for.

Back home, you settle into your desk on the sunlit third floor. A soft screen between the bed and workspace turns the top floor into a quiet retreat. Calls, emails, a breeze from the private deck; it's a workday that doesn't feel like one.

Afternoons fill with motion. Backpacks aren't strewn across the living room, but go straight into the mudroom, uncommon in this neighbourhood. Thoughtful storage keeps everything in its place, especially here, where cleats, coats, and lunch bags all have their quiet corner.

Dinner simmers. One snacks at the island, another sprawled with homework in the living room. From the top of the stairs, you can spot your teen in the basement—a finished space with high ceilings and heated floors.

Wherever they are, you're part of it.

Evening stretches. You lounge, glass in hand, the new back deck beneath you. The city hums beyond the trees, distant but close enough.

And as the house quiets down, you feel it. This place doesn't just hold your family. It moves with you. A home that adapts and supports. For toddlers and teens. For solo workdays and noisy weekends. For the life you have now and everything that comes next.

Improvements to Property:

Rebuild was done in 2012:

- Underpinning Basement
- Flooring (basement, 2nd & 3rd floors)
- Heated floors in Basement
- All windows
- All doors
- Updated electrical
- Updated plumbing
- Roof
- Added Mudroom on main floor

- Built-in Shelving in Basement Rec Room & 3rd Floor Primary Bedroom
- Landscaping
- Furnace
- Central Air Conditioning
- Tankless Water Heater
- Added plumbing rough-in for 3rd Floor washroom

Maintenance Updates:

- 3rd Floor deck & roof underneath (2025)
- Backyard deck (2024)
- Dishwasher (2024)
- Stove (2020)
- Washer & Dryer (2012)

Included with Property:

- Appliances:
 - Refrigerator
 - Gas Stove
 - Exhaust Fan
 - Dishwasher
 - Washer & Dryer
 - Bar Fridge in Basement (“as is” – unknown reason for inoperable condition)
- All existing electrical light fixtures, window coverings, bathroom mirrors, wall-mounted shelving and hooks
- Heated floors in Basement and 2nd Floor Washroom
- Gas fireplace in Living Room
- Gas BBQ hook-up in Backyard
- Garden Shed
- Sauna (“as is” – unknown reason for inoperable condition)
- Owned: Furnace, Central Air Conditioner, and Tankless Water Heater

Excluded from the Property:

- All furniture, accessories and décor related to staging

Rentals (assumable):

- None.

Neighbourhood Highlights:

- Transit: Pape Subway Station (0.46km, ~6 min walk), TTC Bus Stop at Pape Ave at Fulton Ave – south side (0.24kms, ~3 min walk)
- Restaurants: There are so many great options, but favourites are: Il Fornello (classic family Italian dining), Mezes (Greek and highly-sought out), Fresh (vegan), Taco Moras (authentic Mexican), Casa Sushi
- Bakeries & Cafes: Serano Bakery (at the end of Browning and some days the whole street smells like vanilla!), Athens Pastries, Mocha Mocha, Riverdale Perk
- Pubs: The Auld Spot (live music), Allen’s (beautiful hidden patio), Ballyhoo (new addition to the Danforth)

- Stores: Moss (home décor), IQ Living (kitchen & household), Treasure Island Toys, Book City (gifts for any occasion...including yourself)
- Conveniences: Bestway Donlands Dry Cleaners, local grocers in Pape Village, or down along the Danforth. At Broadview & Danforth there is a LCBO, Shoppers & Loblaws, and numerous healthcare professionals (doctors, dentists, eyecare, etc)
- Farmers Markets: Withrow Park Farmers Market (every Saturday in June-Oct) East York Civic Centre Farmers Market (every Tuesday in June-Oct), East Lynn Farmers Market (every Thursday in June-Oct)
- Recreation: Carlaw Ave Parkette (playground and mature trees) – 0.43kms, Westwood Park (1 playground, 2 sports fields, 1 ball diamond & 1 multi-use pad) – 0.45kms, Logan Avenue Parkette (1 trail) – 0.46kms, Alexander The Great Parkette (picnic facilities) – 0.49kms, Withrow Park and Clubhouse (2 ball diamonds, 1 sports field, 2 tennis courts, 1 volleyball court, dog off-leash area, wading pool, playground, bike trails, firepit, picnic shelters, washrooms, outdoor artificial ice rink) – 1 km
- Schools: Jackman Avenue Junior Public School(P-French Immersion, JK-6), ÉÉ La Mosaïque(P-French, JK-6), Earl Grey Senior Public School(P-Middle, 7&8), ÉS Michelle-O'Bonsawin(P-French Middle, 7-9), Riverdale Collegiate Institute(P-French as Second Language and French Immersion, 9-12), Collège français secondaire(P-French, 7-12), Holy Cross Catholic School(Catholic, JK-8), ÉÉC du Bon-Berger(Catholic French Elementary, JK-6), ÉÉC Georges-Étienne-Cartier(Catholic-French, JK-6), ÉSC Saint-Frère-André(Catholic-French, 7-12); NEARBY: Kapapamahchakwew - Wandering Spirit School(P, JK-12), Danforth Collegiate and Technical Institute(P, 9-12), St. Joseph's College School(Catholic-All Female, French Immersion, Gifted/Talented Program, Advanced Placement, 9-12), St. Michael's Choir School(Catholic-All Male, French Immersion & Special Focus, 3-12), St. Patrick Catholic Secondary School (Catholic, 9-12),; PRIVATE: Montcrest School, Branksome Hall
- Safety: Toronto East Health Network – Michael Garron Hospital at 825 Coxwell Ave (2.02kms), Fire Station #322 at 256 Cosburn Ave (1.08kms), Police 55 Division at 101 Coxwell Ave (2.98kms)