



86 Salem Ave, Toronto ON, M6H 3C1

**A Canvas of Living, a Home for life.**

When our clients first stepped through the front door in 2002, they didn't see a dream home—they saw a blank canvas. So they got to work, putting care into every space, every corner, and every detail to make it their own.

What began as a project became a home. Over the years, that home became the backdrop to a life well lived. It adapted, expanded and embraced each chapter - offering space for a renter upstairs in the early years, then growing alongside their family as their needs changed.

At 86 Salem Ave, life unfolded in ways big and small. A child's first steps and gentle falls. Sleepovers filled with laughter, quiet movie nights with freshly popped popcorn. And at the heart of it all - the kitchen. Designed for comfort and connection, just as perfect for slow Sunday breakfasts as it was for milestone celebrations that filled the house with friends, family. Whether it was an intimate dinner or a gathering that stretched long into the night, the kitchen always rose to the occasion.

Mornings here will likely begin by the bay window, coffee in hand, as the neighbourhood stirs to life. On those magical days when you're up with the rising sun, you'll feel its warmth spilling through the glass igniting the day ahead.

86 Salem isn't just a house - it's a space that evolves with you. A place where each day adds another brushstroke to the life you're creating. Whether it's quiet solitude or the joyful chaos of a full house, this home is ready to shape your story and hold the ones still waiting to be written.

A home is more than walls and a roof - it's the rhythm of the streets, the neighbours who wave hello, the daily rituals that make a place your own. It's coffee from The Common, a quick subway ride to endless possibilities, the unspoken energy of a community that feels like home the moment you arrive.

And this is where you don't just live - you belong.

**Improvements to Property:**

- Stucco Painted (2024)
- Re-parging (2024)
- Furnace (2015)
- Complete Interior Renovation (2014)
- Oak Floors (2014)
- Front Windows (2014)
- Plumbing Updated (2014)
- Electrical Updated (2014)
- Roof (2009)
- Addition (2006)
- Back Windows (2006)
- Central Air Conditioner (2005)
- Hot Water Tank (2005)

**Included with Property:**

- Appliances: Refrigerator, Stove, Rangehood, Built-in Dishwasher, Stacked Washer & Dryer
- All existing electrical light fixtures, window coverings, bathroom mirrors and wall-mounted shelving
- Ecobee Thermostat
- Central Vacuum & Accessories (hose as-is)
- Alarm System Hardware
- Basement Fireplace gas-line rough-in
- Owned: Furnace, Central Air Conditioner & Hot Water Tank
- Private 2-car driveway

**Excluded from the Property:**

- All furniture, accessories and décor related to staging
- Curtains in the Primary Bedroom
- Backyard Play Equipment

**Rentals (assumable):**

- Alarm system will be deactivated upon closing – Buyers can activate with their choice of providers

**Neighbourhood Highlights:**

- Transit: Closest subway station is Dufferin Station (0.36km). Closest street-level TTC stop is Dovercourt at Shanly (0.24km)
- Restaurants and Cafes:
- Conveniences:
- Recreation: Dovercourt Park (playground, wading pool, tennis courts, baseball diamond & clubhouse - 0.18km), Westmoreland Ave Parkette (playground – 0.24km), Northumberland Playground (playground & wading pool - 0.5km) & Dufferin Grove Park (playground, wading pool, sports field, basketball court, skating rink, skateboard park, clubhouse & picnic facilities – 0.62km)
- Schools: ASSIGNED: Dovercourt Public School (P: JK-8), Pauline Junior Public School (P: JK-6), ÉÉ Pierre-Elliott-Trudeau (P-French: JK-6), ÉS Toronto Ouest (P-French: 7-12), Bloor Collegiate Institute (P: High School), St. Anthony Catholic School (Catholic: JK-8), ÉÉC du Sacré-Coeur-Toronto (Catholic French: JK-6), ÉSC Saint-Frère-André (Catholic French: 7-12); NEARBY: The Grove Community School (P-Special Focus: JK-6), Central Toronto Academy (P: High School), Central Technical School (P-Fine Arts, STEAM & Special Focus: High School), St. Mary Catholic Academy (Catholic: High School), Loretto College School (Catholic-All Girls: High School), Bishop Marrocco/Thomas Merton CSS & Regional Arts Centre (Catholic-Fine Arts & Special Focus: High School); PRIVATE: Mary Mother of God School (Christian Private: JK-12), Westside Montessori School - Dufferin Grove, Uchenna Academy
- Safety: Toronto Western Hospital (2.3kms), Fire Station #345 at 1285 Dufferin St (0.64km), 14 Division Police Station at 350 Dovercourt Rd (1.52km)