



**214 Armour Blvd**  
**Toronto Ontario M3H 1M7**  
Toronto C07 Lansing-Westgate Toronto  
**SPIS:** N      **Taxes:** \$8,528.73/2025      **DOM: 15**

Detached  
**Link:** N  
2-Storey

**Front On:** W  
**Acre:**

**Rms:** 8 + 1  
**Bedrooms:** 4 + 1  
**Washrooms:** 3  
1x4x2nd, 1x3x2nd, 1x3xLower

**Lot:** 42.41 x 155.06 Feet **Irreg:** irregular  
**Dir/Cross St:** Avenue Rd/Bombay Ave

**MLS#:** C12205883      **PIN#:** 101850540

**Possession Remarks:**  
mid-September/TBA

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Apx Sqft:</b> 2000-2500 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick <b>Drive:</b> <b>Gar/Gar Spcs:</b> Attached / 1 <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.75	x 13.48	Picture Window	Fireplace	Hardwood Floor
2	Dining	Main	12.17	x 10.93	O/Looks Living	Hardwood Floor	
3	Kitchen	Main	23	x 10.07	Eat-In Kitchen	Breakfast Bar	W/O To Deck
4	Family	Main	12.07	x 10.93	W/O To Deck	O/Looks Dining	B/I Bookcase
5	Prim Bdrm	2nd	13.48	x 13.32	Large Window	Closet	4 Pc Bath
6	2nd Br	2nd	11.91	x 11.15	Hardwood Floor	Window	Closet
7	3rd Br	2nd	12.17	x 10.83	Hardwood Floor	Window	Closet
8	4th Br	2nd	10.24	x 8.6	Hardwood Floor	Window	Closet
9	Rec	Lower	16.17	x 11.68	Broadloom	Closet	

**Client Remks:** This beautifully maintained and updated family home features a solid and spacious two-storey brick addition and sits on an impressive 42 x 155 foot professionally landscaped, pool-sized lot. The spacious living room is highlighted by a large picture window and cozy wood-burning fireplace. An open-concept dining area connects seamlessly to both the living and family rooms, with walk-out access to a large deck with built-in seating perfect for entertaining and a private, beautifully landscaped garden. The updated eat-in kitchen includes a breakfast bar and ample storage, and a second walk-out to the deck. Upstairs are four well-proportioned bedrooms, including a primary suite with double closets and a four-piece bath. Two of the additional three bedrooms are located in their own wing, and all three share a dedicated family bath. The finished lower level offers flexible space ideal for a family room, home office, or fifth bedroom. An attached one-car garage and private drive for three cars completes the property. Located just steps from top-rated Summit Heights Public School, a playground, and close to TTC, major highways, shopping, and dining. This is an exceptional opportunity to live in a vibrant and family-friendly community.

**Extras:**

**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191