



260 Manning Ave, Toronto ON, M6J 2K7

A Masterpiece of Comfort & Elegance. Discover luxury living in the heart of Toronto's Trinity Bellwoods and Little Italy area with this executive townhouse, ideal for entertaining and modern family living. Offering 4+1 bedrooms, 4 washrooms, and the sought-after convenience of 2-car private parking, this residence combines functionality with upscale living. Enjoy serene outdoor moments on your private patio and embrace tranquillity in the third-floor primary bedroom retreat, featuring a spa-like ensuite with spacious closets, and private balcony for quiet mornings. Across nearly 2,700 sq ft, from the hardwood floors to the designer fixtures, every detail elevates this home to a testament of sophistication. Ideal for those who cherish elegance in their everyday lives.

Improvements to Property:

- Furnace - 2024
- Central Air Conditioner - 2021
- Updated Washrooms (2nd Floor & Ensuite) - 2020
- Updated Foyer & Kitchen Flooring - 2020
- Updated Laundry Room - 2017
- Updated Kitchen & High-End Appliances - 2016
- Audio-Visual Cabinet in Living Room - 2016
- Backyard Hardscaping, including black granite patio stones – 2015

Included with Property:

- Appliances: Sub-Zero Refrigerator, Wolf Gas Stove, Range Hood Exhaust Fan, Wolf Built-in Microwave, Asko Dishwasher, LG Washer & Dryer
- All existing window coverings, bathroom mirrors and wall-mounted shelving
- Most electrical light fixtures
- Central Vacuum equipment and accessories
- Back Patio privacy "sail"
- Owned: Furnace, Central Air Conditioner & Hot Water Tank
- Private underground 2-car garage with direct access to basement

Excluded from the Property:

- Dining Room Pendant light fixtures (x3)
- All Bedroom light fixtures
- Negotiable: BBQ Table and Dining Room table set

POTL Fees:

- Monthly fee of \$196.34 covers maintenance and snow removal for the underground parking driveway and exits, sprinkler system and storm drain system

Neighbourhood Highlights:

- Transit: Dundas St Streetcar at Manning Ave, Christie Subway Station, easy access to Gardiner & Lake Shore
- Restaurants: Pompette, La Bartola, Bar Isabel, Giulietta, Bar Raval, Bar Vendetta, La Palma & so many more
- Cafes: Cafe Diplomatico, Sicilian Sidewalk Cafe, tsuchi Café – just to name a few
- Shops: LCBO, Shoppers Drugmart, Metro, Vintage and Antique shops along Dundas St W, Quick walk to Queen & Ossington shops, and only 10 min walk to Kensington Market
- Recreation: Trinity-Bellwoods Park & Skating Rink, Scadding Court Community Centre & Pool, Fred Hamilton Playground, Alexandra Park & Pool, Healey Willan Park, ArtEggleton Park, Bickford Park
- Schools: Pierre Elliott Trudeau, Charles G. Fraser, Alexander Muir/Gladstone, Harbord Collegiate, ES Toronto Ouest, St. Francis of Assisi, ÉEC du Sacré-Coeur-Toronto, ÉSC Saint-Frère-André, St Michael's College School
- Neighbourhood Events: Trinity-Bellwoods Farmers Market (Tuesdays between May to October, Other Markets hosted at Trinity-Bellwoods Park throughout the year, Easter Parade, Summer Street Fair on College, Taste of Little Italy, World Cup, Euro Cup