

391 DELAWARE AVE

DOVERCOURT VILLAGE
TORONTO



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5 REASONS TO LOVE 391 DELAWARE AVE

Strong Community Atmosphere

"So many friendships with fellow dog owners have sparked in Dovercourt Park over the years."

Local Italian Eats

"Trattoria Taverniti not only has amazing food but loving neighbourhood roots."

Delaware Street Festival

"Every September, the street shuts down to cars for a massive potluck, local performances, and yard sales. It's a wonderful way to foster connections with the neighbours."

Masa Deli's Decadent Sandwiches

"People travel across the city for Masa Deli's sandwiches. Paired with their delicious flat white makes for a perfect Sunday morning fix. "

The Best Pizza In The City

"Mac's Pizza is the spot. Sit-in for a slice and a glass of orange wine on your way home, or pick up a couple of pies for a night in. "





PROPERTY TYPE
Semi-Detached

YEAR BUILT
1880

LOT SIZE
16.60 x 123.72

BEDROOMS
3

BATHROOMS
2

TAXES
\$6477.61 (2025)

MAIN FLOOR KITCHEN

This open kitchen with walk out to the backyard is where everyone will gravitate to in the home. The walk-out to the backyard or eat-in area allows for great entertaining all year round.



SPECIAL FEATURES

- Walk Out To Backyard
- 8ft High Ceilings
- Eat In Kitchen
- Updated Lighting

MAIN FLOOR LIVING/DINING

This is the space that you will fall for first. The high ceilings have a regal feel while the rooms are still cozy and inviting. Enjoy a generous living room and formal dining space...or utilize one as a home office (or bedroom).



SPECIAL FEATURES

- 8ft High Ceilings
- Updated Lighting
- Oak Hardwood Floors

PRIMARY SUITE

The primary suite serves as a private retreat tucked into the back of the house overlooking the private backyard. 4pc Bathroom adjacent to the bedroom acts as its en-suite.

SPECIAL FEATURES

- Deep Closet
- Overlooking Backyard
- 4 Piece Bathroom
- Easily Converted Into Eat In Kitchen



SECOND FLOOR KITCHEN

The kitchen is both functional and stylish. The layout allows for direct access to the living room area for entertaining purposes. OR can easily be converted into a 2nd Bedroom.



SPECIAL FEATURES

- Oak Hardwood Floors
- Large Window Overlooking Backyard
- Tons of Storage
- Full Size Appliances
- Easily Converted into Second Bedroom

SECOND FLOOR LIVING/DINING

This sunfilled room has great utility for lounging away the weekends and connected to the kitchen it can also double as a dining room. OR be easily turned into a 3rd Bedroom.



SPECIAL FEATURES

- Oak Hardwood Floors
- Large Windows
- Combined With Kitchen
- Easily Converted to Third Bedroom

PRIMARY SUITE

The primary suite has a generous layout with room for a king size bed, overlooking the backyard. Including a walk-in closet and an adjacent 4pc bathroom.



*AI Enhanced Photos



SPECIAL FEATURES

- Walk-In Closet
- Wide Oak Hardwood Floors
- Overlooking Backyard

OUTDOOR LIVING AREA

Enjoy the privacy of your professionally landscaped backyard through the summer months. Walkout from kitchen allows for great entertaining and easy access to the Laneway Garage



*AI Enhanced Photos



SPECIAL FEATURES

- Professionally Landscaped (2024)
- Private Fence on Both sides
- Walk Out From Side Door
- Access to 2 Car Laneway Garage



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2 CAR LANEWAY GARAGE

SPECIAL FEATURES

- New Shingles on Garage Roof (2025)
- Rewired Garage via Underground Conduit (2025)
- Automated Garage Door System
- Qualifies for 1100 sqft Laneway Suite
- Laneway Report Available upon Request.



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