



48 Gainsborough Rd, Toronto ON, M4L 3C2

A home that feels like your favourite song.

48 Gainsborough Road—its rhythm is gentle, the melody is warm, and if you let it, it might just inspire a verse of your own.

This three-bedroom, two-bathroom semi in the Upper Beaches has been thoughtfully updated and filled with quiet character. New hardwood floors bring warmth underfoot. New windows let in light and breeze in equal measures. There's a new roof overhead and a skylight that draws sunshine into the heart of the home.

The layout is smart and functional offering flexibility without feeling over-designed. Outside, a mature Magnolia tree softens the street view, adding a sense of quiet beauty. Inside, there's an ease—a natural flow from room to room that just works. When the current owners first stepped inside, it wasn't just the finishes or upgrades that drew them in, it was a feeling. Some homes have it. This one radiates it. They transformed the deck into a quiet escape, and filled the rest of the space with enough character to make it feel natural and not forced. Step outside and you're surrounded by life's small joys—sushi around the corner, a park down the street, No Frills minutes away, and the freedom to roam Taylor Creek or Ashbridges Bay when the mood strikes.

All in all, 48 Gainsborough Rd. is that rare kind of home, not just playing the right notes, but quietly helping you compose the life you're longing to live.

Improvements to Property:

- Hardwood Floors – Main & Second (2025)
 - Roof & Skylight (2024)
 - Windows (2024)*
 - Back Sliding Door (2024)
 - Washing Machine (2024)
 - Refrigerator (2024)
 - Tankless Water Heater (2023)
 - Basement Washroom (2017)
 - Central Air Conditioner (2017)
 - Kitchen (2012)
 - Second Floor Washroom (2012)
 - Back Bedroom Windows (2012)
- *excluding basement & back bedroom

Included with Property:

- Appliances: Refrigerator, Stove, Exhaust Fan, Built-in Dishwasher (as-is), Washer & Dryer.
- All existing electrical light fixtures, curtain rods, washroom mirrors, wall-mounted shelving and hooks
- Owned: Furnace, Central Air Conditioner and Tankless Water Heater
- Backyard Shed and Greenhouse

Excluded from the Property:

- All furniture, accessories and décor related to staging
- All Curtains Panels throughout the property

Rentals (assumable):

- N/A

Neighbourhood Highlights:

- Transit: The closest subway station on the Bloor/Danforth line is Coxwell Subway Station 1.47kms (about 20 min walk). The closest TTC bus stop is Coxwell Ave at Lower Gerrard St E (south side) 0.15kms (about 2 min walk)
- Restaurants and Cafes: Toto Sushi, Lazy Daisy, The Brewery....and so many more!
- Conveniences: Shoppers Drugmart at Coxwell & Danforth, No Frills at Coxwell & Eastwood, Loblaws at Broadview & Danforth, Valu-Mart at Woodbine & Danforth, or Sobeys at Main & Danforth
- Recreation: Moncur Playground 0.03kms (1 playground, 1 ball diamond, 1 outdoor dry pad), Orchard Park 0.36kms (1 playground, 1 splashpad, picnic facilities), Fairmount Park 0.37kms (1 playground, 1 wading pool, 1 sports field, 5 tennis courts, 2 ball diamonds, 1 rink), Fairmount Park Community Centre 0.57kms (1 pool, 1 community centre, 1 craft room, 1 fitness/weight room)
- Schools: Bowmore Road Jr and Sr Public School(P: JK-8), ÉÉ La Mosaïque(P-French: JK-6), ÉS Michelle-O'Bonsawin(P-French: Middle/7-9), Monarch Park Collegiate Institute(P: High School), Collège français secondaire(P French: Middle & High School/7-12), ÉÉC Georges-Étienne-Cartier(Catholic French Elementary: JK-6), ÉÉC du Bon-Berger(Catholic French Elementary: JK-6), St. John Catholic School (Catholic French Immersion: JK-8), ÉSC Saint-Frère-André(Catholic French: Middle & High School/7-12); NEARBY: Kapapamahchakwew - Wandering Spirit School(P – Special Focus & First Nations: JK-12), Danforth Collegiate and Technical Institute(P - STEAM: High School), St. Michael's Choir School(Catholic French Immersion: Elementary & High School/3-12, Boys only), St. Patrick Catholic Secondary School(Catholic: High School), Notre Dame Catholic High School (Catholic: High School, Girls only), Neil McNeil Catholic High School(Catholic: High School; Boys only); PRIVATE: Kew Park Montessori Day School
- Safety: Toronto East Health Network – Michael Garron Hospital at 825 Coxwell Ave (2.04kms). Fire Station #227 at 1904 Queen St E (1.04kms). Police 55 Division at 101 Coxwell Ave (0.3kms)