

BUYER BOOK

244 FULTON AVE



PROPERTY SUMMARY

ARN	190603203001200	Heating	Forced Air, Gas
PIN	104020520	A/C	Central
Legal Desc.	PT LT 18 PL 825 TWP OF YORK AS IN EY154168; TORONTO (E YORK) , CITY OF TORONTO	Laundry	Walk-through Lower Level
Structure	Single-family detached 2-storey	Bedrooms	3 + 1
Lot Front	20.00'	Full Bathrooms	2 (1x4 piece, 1x3 piece)
Lot Depth	121.75'	Parking	2 spots (rear laneway)
Year Built	1921	Fireplace	Decorative Living Room 1, Electric Bedroom Fireplace
Zoning	RS(F10.5;a325;d0.75*312)	Rentals	None
Taxes	\$7,284.48 (2025)		

AREA IN SQUARE FEET

Gross Floor Area	2,686 (MPAC)
Interior Above Grade	1,775 (MPAC)
Interior Below Grade	911 (MPAC)
Second Floor Area	864 (MPAC)
Basement Finished	500 (MPAC)
Basement Unfinished	411 (MPAC)

INCLUDED

Fridge/Freezer, B/I Dishwasher, Five-burner gas range, Microwave/range hood combination (vented); Washer/Dryer, Outdoor gas BBQ w propane tank, Built in bench with storage, two sheds; all electric light fixtures, washroom mirrors and window coverings; hot water tank and furnace, Napoleon gas fireplace.

EXCLUSIONS/RENTALS

None

IMPROVEMENTS

2026	Painting and updates
2025	Plumbing, pipe to sewer replaced
2022	Rear landscaping, raised garden beds, composite deck
2015	Finished basement, basement washroom, laundry
2015	Furnace and air conditioner replaced
2013	Roof replaced
2012	Front landscaping, retaining walls and interlock path
2011	Kitchen, bathroom, upstairs flooring renovated
2011	Remediated all remaining knob and tube wiring
1990	Full Permitted Renovation including 3-level extension

FAMILY HISTORY

Loved by both its current and previous owners. Previous owners little boy's footprints outside the side door when after extension renovation. Current owners little girl's initials in the cold storage room concrete floor

ROOM & SITE DETAILS

EXTERIOR FRONT

- Stone retaining walls, curved interlock path between curated gardens
- Enclosed front porch sitting on concrete foundation with brick, glass, shiplap siding, wood columns with classic Edwardian trim and flat roof
- Capped brick fireplace
- Pigeon control
- Covered entrance

EXTERIOR FRONT SIDE

- Extra wide side egress
- Bin storage
- Rainwater recycling
- All brick main floor with tin shiplap second floor
- Brick main floor addition with cantilever bedroom above

EXTERIOR BACK

- Composite raised wood deck area
- Glass rail (previously BBQ enclosure)
- Custom wood bench over covered storage w double door access
- Cedar fencing with modern decorative privacy panelling
- Multi level entertaining space with interlocking, stone retaining walls and raised garden features
- Full width double door storage shed with centre walk out
- Double car parking with lots of room between
- Asphalt parking, full width
- 220 V EV charging station

ROOM BY ROOM DETAILS

MAIN LEVEL

Ceiling height, 2.657 m

FRONT VESTIBULE

3.24 m x 1.86 m

- Wall-to-wall south facing windows with California shutters
- Tile floor
- Steel door with sidelites
- French door to living room
- Mail slot
- Track lighting

LIVING ROOM

4.82 m x 4.37 m

- Pot lights, including feature light over mantle
- Decorative fireplace with mantle (gas insert-ready)
- East and south facing windows
- Picture window open to front vestibule
- Closet under stairs

DINING ROOM

4.34 m x 2.88 m

- Portrait north facing window with blind
- Medallion and modern chandelier
- Crown moulding
- Oak hardwood flooring
- Storage under stairs

KITCHEN

5.08 m x 2.80 m

- Ceiling height 2.614 m
- Galley style with 2 x 4 recessed LED light
- Five-burner gas range, with integrated microwave hood, vents out
- Tile backsplash above both
- Under cabinet task lighting
- Glass-door presentation upper cabinets
- Bosch dishwasher, silence-plus
- Full-size under-mount offset double-bowl stainless steel sink
- Full-size LG fridge
- Granite counters
- Full-size patio door walkout with integrated blinds
- Eat-in area with separate light fixture
- Ceramic tile floors
- Open to stairs and side entrance

SIDE ENTRANCE

- Separate side entrance, half-level down to closet and alcove
- Half-level up to kitchen
- Window
- High ceiling with pendant fixture
- Steel exterior door, mission style, modern glass door with full window and transom above
- Full-size portrait window above stairs

SECOND LEVEL

Ceiling height, 2.46 m

LANDING

- Traditional railing with painted balusters
- Oak handrails
- Overlooks main level
- Full-size linen closet with storage and gum wood door
- Romantic wall sconce
- Room for a console
- East facing window

PRIMARY REAR BEDROOM

4.60 m x 2.97 m irregular

- Short entrance opens to room
- Ceiling light fixture
- Curtain panels
- Picture window overlook rear garden
- Engineered flooring
- Two double closets
- Napoleon gas fireplace with mantle

SECOND FRONT BEDROOM

3.76 m x 3.63 m

- Full-size closet
- Ceiling light fixture
- Engineered flooring
- South facing picture window
- Window coverings, including curtain panels and privacy sheers

THIRD MIDDLE BEDROOM

3.73 m x 2.557 m irregular

- Full size single closet with gum wood door
- Wall sconce
- Engineered floors
- Portrait window, north facing
- Blackout curtain panels

FAMILY BATHROOM

2.44 m x 2.11 m

- 4 piece
- Vanity light
- East facing window
- Tub with three-wall/ceiling tile surround
- Full-size vanity w storage
- Fan
- Tile flooring
- Linen closet w louvered door

LOWER LEVEL

RECREATION ROOM

Ceiling height, 1.96 m

- 6.55 m x 2.89 m
- Engineered flooring
- Pot lights
- Large window
- Access laundry
- Access washroom

BATHROOM

Ceiling height, 1.942 m

1.26 m x 2.71 m

- 3 piece
- Tile floor
- Vanity and storage
- Window
- Wall sconces
- Fan
- Pot lights
- Large storage closet
- Walk-in shower stall all-tile with marble threshold

LAUNDRY ROOM

2.77 m x 2.31m

Side-by-side full-size washer dryer with cabinet top

Laundry sink with storage

Extra deep utility storage

Tile floor

Access to furnace

Large seasonal closet

Pot lights

Fire and smoke

Floor drain

BEDROOM

Ceiling height, 1.861 m

4.06 m x 2.34 m

- Engineered flooring
- Pot lights
- Full-size closet
- Electrical panel
- Two windows
- Entrance to cold cellar

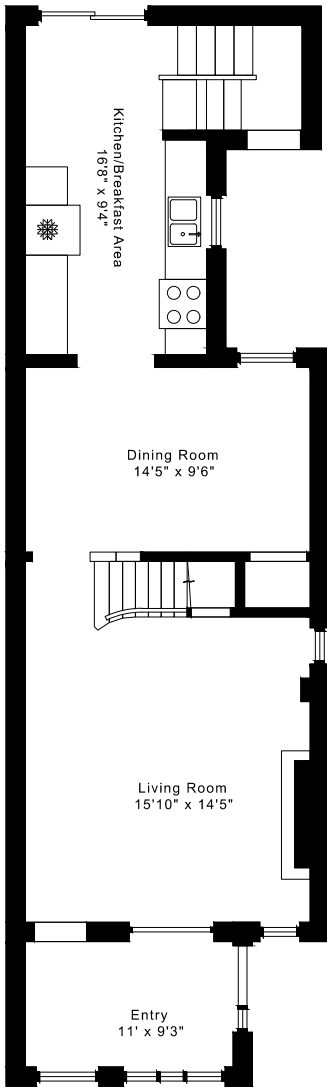
COLD CELLAR

Ceiling height 1.962 m

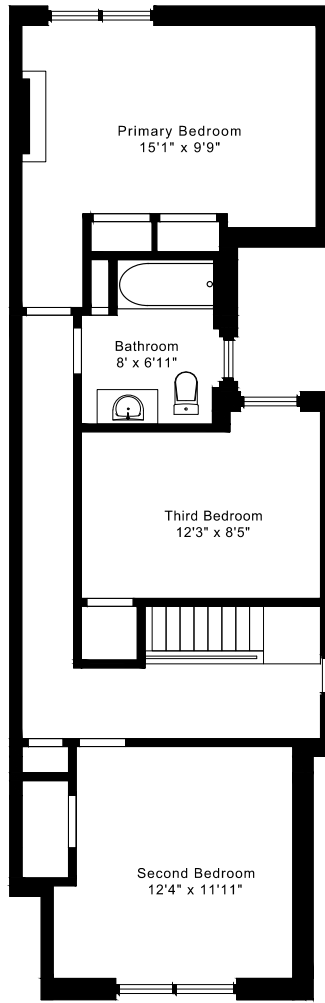
1.83 m x 4.27 m

- Concrete floor
- Finished walls
- Small window
- Solid door

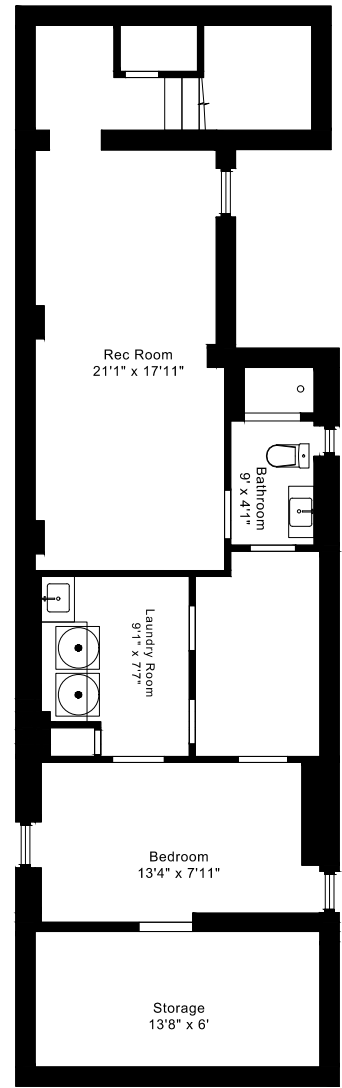
FLOORPLANS



MAIN FLOOR
815 SQUARE FEET



SECOND FLOOR
770 SQUARE FEET



LOWER FLOOR
840 SQUARE FEET

**1585 sq ft + 840 sq ft
BELOW GRADE**

CAPTURED ON: 27 MAR 2026
DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONSIDERED
ILLUSTRATIVE ONLY.

244 Fulton Avenue

Toronto, ON

HOODQ ADDRESS REPORT™

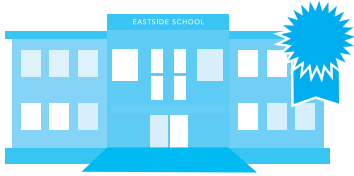
Visit the Homebuyer Hub

<https://hoodq.com>

HoodQ
Homebuyer
Hub

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Westwood Middle School

Designated Catchment School
Grades 6 to 8
994 Carlaw Ave

Chester Elementary School

Designated Catchment School
Grades PK to 5
115 Gowan Ave

ÉE La Mosaïque

Designated Catchment School
Grades PK to 6
80 Queensdale Ave

ÉS Michelle-O'Bonsawin

Designated Catchment School
Grades 7 to 10
24 Mountjoy Ave

East York Collegiate Institute

Designated Catchment School
Grades 9 to 12
650 Cosburn Ave

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Kapapamahchakwew - Wandering Spirit School

Grades PK to 12
16 Phin Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



Westwood Park
994 Carlaw Ave

6 mins

Aldwych Park
134 Aldwych Ave

7 mins

Carlaw Avenue Parkette
805 Carlaw Ave

7 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds 1 Splash Pad
1 Ball Diamond 1 Sports Court
2 Sports Fields

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 7 minute walk away.

Nearest Rail Transit Stop
Pape Station

7 mins

Nearest Street Level Transit Stop
Pape Ave At Fulton Ave
South Side

1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 2.95km.

Toronto East Health Network - Michael Garron Hospital
825 Coxwell Ave

Fire Station
256 Cosburn Ave

Police Station
101 Coxwell Ave

FINANCE

Mortgages Simplified

Canada's Best Rates

Get access the lowest rates from 40+ of the top lenders in Canada.



Get Pre-Approved

POWERED BY PERCH

[Disclosure](#)

HoodQ

Disclaimer: These materials have been prepared for the HoodQ Homebuyer Hub and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

OVERVIEW

The following review is based on the requirements outlined by the City of Toronto's Changing Lanes Zoning By-law and other criteria set forth by the municipality. These items determine a property's eligibility for an as-of-right laneway suite and identify property-specific challenges. This review is intended as a preliminary verification only, and is subject to confirmation by the city through a formal zoning review. If your property does not conform, it is possible to seek a minor variance at the Committee of Adjustment. We strongly encourage working with an experienced professional when seeking approvals for laneway suites.

ADDRESS

244 Fulton Ave, East York, ON M4K 1Y7

CONFORMANCE CRITERIA

Is the property in Toronto/East York, North York, Scarborough or Etobicoke? Comments: Toronto	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property zoned as a residential (R, RD, RS, RT, RM) designation? Comments: RS (f10.5; a325; d0.75) (x312)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have a min. of 3.5m of frontage on a public lane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have adequate access for emergency services? Comments: Via side yard (see additional notes)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have adequate width for a laneway suite? Comments: Max. LWS Width: 4.90m	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have adequate depth for a laneway suite? Comments: Max. LWS Depth: 8.20m	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the buildable footprint clear of municipally protected trees? Comments:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

CAN I BUILD A LANEWAY SUITE? Yes Conditional: Access
Approx. Size (ft²): 860

ADDITIONAL NOTES

To be eligible for a laneway suite, the property must provide a continuous unobstructed walkway measuring 0.9m wide from the main street to the rear yard. It appears there is a walkway along the side of the main house, however clearance and location of the property line would need to be confirmed via survey. If clearance is sufficient, an access agreement will need to be registered with the neighbour through the municipality. With this, you could likely construct a 2-storey suite.

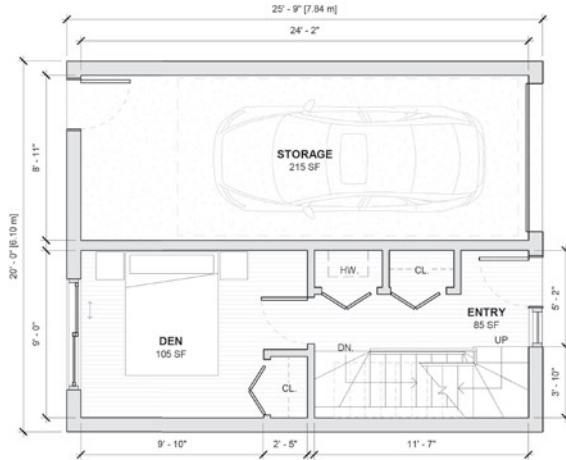
Visit our [by-laws page](#) to learn more about the zoning policy and conformance criteria.

The recipient acknowledges and agrees that Lanescape cannot precisely predict which parts of the Project's final design, square footage, height, percentage of lot size build out, or other features will be approved, rejected, or modified by the government authorities, including all Federal, Provincial, and Municipal governments with jurisdiction over the Premises including but not limited to all municipal boards, committees, and zoning authorities. Lanescape can not be held liable or responsible for any losses, costs, expenses, or damages incurred as a result of any act, omission, interpretation or decision of the Government Authorities which impact the constructibility, viability, design, or any other aspect of the Project.

EXAMPLE FLOOR PLANS

Footprint: 5.5 - 7.0m x 6.0 - 8.0m

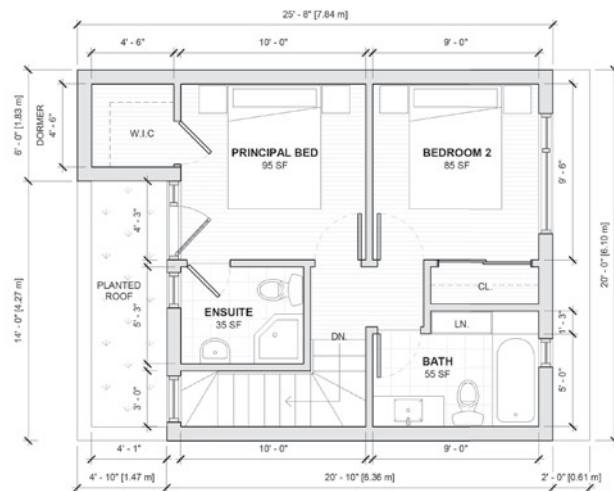
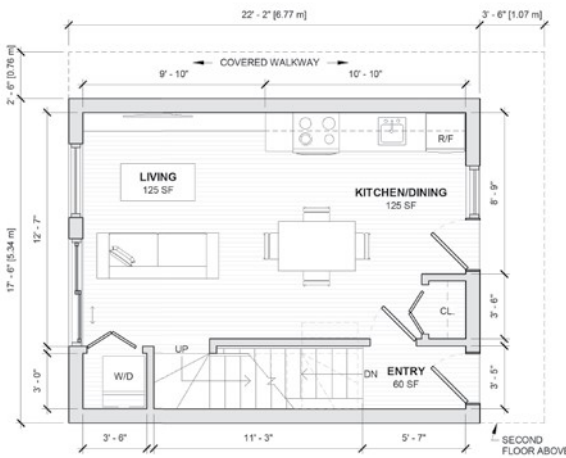
A mid-size footprint on a 20'-0" lot can accommodate a modest suite with parking and flex-space at grade, or a compact two-bedroom unit on both levels.



1 BED + DEN

1 Bed + Den, 1 Bath, Single Garage

Approx. Size (ft²): 1,030 sqft



2 BEDROOM

2 Bed, 2 Bath, Ext. Parking

Approx. Size (ft²): 1,030 sqft

The following plans are provided solely as preliminary reference to indicate the possible size, scope, and possibilities for a Laneway suite. All rights are reserved by Lanescape Inc.

