

ENGEL & VÖLKERS

166 Wesley Avenue

WESTBORO



PROPERTY DESCRIPTION

Charming 4 bed, 3 bath Westboro home with a great mix of character and updates, featuring a bright, functional layout, finished basement, stained glass details, and an attached garage with parking for 3. Set on an extremely large, private lot and zoned R3H, it offers move-in ready comfort with strong redevelopment potential.

PROPERTY HIGHLIGHTS



4 BEDROOMS



3 BATHROOMS



3 PARKING





Room Dimensions

Main Floor

- Living Room: 22.31 x 10.96 ft
- Kitchen: 11.35 x 11.22 ft
- Dining Room: 8.30 x 12.50 ft
- Sunroom: 8.47 x 14.90 ft
- Bedroom: 13.52 x 9.06 ft
- Bathroom: 6.59 x 7.74 ft

Second Floor

- Primary Bedroom: 16.73 x 10.96 ft
- Bedroom 3: 11.39 x 10.99 ft
- Bathroom: 9.22 x 9.55 ft

Basement

- Bedroom 4: 10.70 x 12.37 ft
- Recreation Room: 11.39 x 19.78 ft
- Bathroom: 8.01 x 4.23 ft
- Storage: 17.45 x 17.52 ft

Associated Costs

APPROX UTILITY COST

Hydro: \$170/ month

Heating: \$85/ month

Water: \$150/ month

PROPERTY TAXES: \$7548/2026

Property Features & Upgrades

- 4 bed, 3 bath Westboro home with character and thoughtful updates
- Bright main floor with living room, dining area, kitchen, and sunroom
- Main floor bedroom with adjacent full bath and laundry for flexible living
- Second floor primary bedroom with walk-in closet
- Additional upstairs bedroom and 5-piece bathroom
- Finished basement with large rec room and fourth bedroom
- Basement also includes full bath and storage space
- Stained glass accents and original character details throughout
- Subtle mid-century modern design elements
- Mixed quality flooring across all levels, including hardwood, tile, marble, marmoleum, and cork
- Kitchen renovation completed in 2008
- Roof, insulation, and both main and upper bathrooms updated in 2018
- Basement upgrades in 2018 with added living space and bathroom
- All windows replaced since 2004
- Attached garage with parking for 1 vehicles, plus driveway for 2
- Extremely large, private lot with mature hedging for privacy
- Established gardens and generous outdoor space
- Bathroom on every level
- Zoned R3H with strong redevelopment potential
- Ideal for move-in ready families or long-term investment opportunity



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