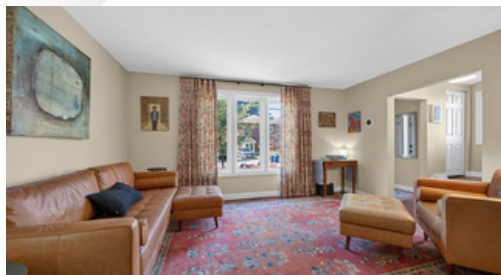


ENGEL & VÖLKERS

533 Hilson Avenue

WESTBORO



PROPERTY DESCRIPTION

Lovely detached 3-bedroom, 4-bath home in a coveted Westboro location, just steps to Hampton Park. Bright & spacious with a updated kitchen, formal living and dining rooms, main-floor family room, spacious primary suite with walk-in closet & renovated ensuite. Finished basement, large private backyard, detached garage & more

PROPERTY HIGHLIGHTS



3 BEDROOM



4 BATHROOM



3 PARKING





Room Dimensions

Main Floor

- Living Room: 14.7 x 11.5 ft
- Dining Room: 11.4 x 10.7 ft
- Kitchen: 11.5 x 12.9 ft
- Family Room: 20.1 x 11.1 ft
- Bathroom: 8.0 x 3.9 ft

Upper Floor

- Primary Bedroom: 13.2 x 20.4 ft
- Bedroom: 10.6 x 14.1 ft
- Bedroom: 8.4 x 10.4 ft
- Bathroom: 7.9 x 8.1 ft
- Ensuite Bathroom: 6.6 x 12.0 ft

Basement

- Recreation Room: 21.1 x 22.5 ft
- Office: 18.9 x 11.2 ft
- Bathroom: 6.0 x 5.7 ft
- Utility Room: 13.1 x 5.8 ft

Associated Costs

APPROX UTILITY COST

Hydro: \$100/month

Heating: \$80/month

Water: \$55/month

PROPERTY TAXES: \$8,637.72/2026

Property Features & Upgrades

- Detached 3-bedroom, 4-bath home in Westboro
- Bright, open main-floor living spaces
- Large formal living room and separate dining room
- Updated kitchen with pantry and newer appliances
- Spacious main-floor family room addition
- Sliding doors with direct access to backyard
- Large private backyard with patio
- Spacious primary bedroom with walk-in closet
- Renovated primary ensuite bathroom
- Two additional well-appointed bedrooms
- Finished basement with recreation and office space
- Additional powder room and lower-level laundry
- Detached garage with storage or workshop potential
- Hardwood flooring with tile in kitchen and bathrooms
- 2026 smart thermostat
- 2025 new roof on house and garage
- 2025 new front door and garage door opener
- 2025 renovated family bathroom
- 2024 new patio steps and patio door
- 2022 new kitchen appliances and lighting
- 2021 new Rheem gas furnace
- Steps to Hampton Park and local amenities
- Close to schools, transit, shops and cafés of Westboro Village
- Inclusions: Stove, fridge, dishwasher, washer, dryer, wall storage in basement, blinds, work table, shelves & garden shed.



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Brokerage Independently Owned and Operated. Not intended to solicit properties currently listed for sale. E.&O.E. Errors & Omissions Excepted. All dimensions are approximate.

