

	<b>49 Coulson Ave</b> <b>Toronto Ontario M4V 1Y3</b> Toronto C03 Forest Hill South Toronto <b>Taxes:</b> \$6,530.59/2025 <b>Sold Date:</b> 04/22/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 12			<b>Sold: \$1,155,000</b> <b>List: \$1,289,000</b> <b>For:</b> Sale <b>% Dif:</b> 90	
	Semi-Detached <b>Link:</b> 2-Storey  <b>Dir/Cross St:</b> Lonsdale Rd/Spadina Rd		<b>Fronting On:</b> S <b>Acreage:</b> 49.17 x 22.75 Feet <b>Irreg:</b>		<b>Rms:</b> 6 + 1 <b>Bedrooms:</b> 2 + 1 <b>Washrooms:</b> 2 1x3xGround, 1x4x2nd
<b>MLS#:</b> C12075346			<b>PIN#:</b> 211850161		
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Apx Sqft:</b> 1500-2000 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>			<b>Exterior:</b> Stucco/Plaster <b>Drive:</b> Pvt Double <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove		<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Spec Desig:</b>
			<b>Hydro:</b> <b>Phone:</b> Municipal  Sewers  Unknown		
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
1	Kitchen	Main	8.3	x 8.73	Ceramic Floor
2	Living	Main	11.45	x 16.57	Hardwood Floor
3	Sunroom	Main	12.14	x 5.97	Hardwood Floor
4	Dining	Main	9.58	x 9.97	Hardwood Floor
5	Prim Bdrm	2nd	15.39	x 10.7	Hardwood Floor
6	Br	2nd	9.91	x 12.43	Hardwood Floor
7	Rec	Bsmt	17.85	x 13.98	2 Pc Bath
<b>Client Remks:</b> Experience the enchantment of this exceptional Forest Hill Village 'storybook' cottage. Located in the heart of Forest Hill Village, just steps from the park. A unique opportunity to live in this century home built in 1924 and lovingly maintained and updated by its owner. Enjoy the serenity of an iconic stone fireplace and the warmth of a roaring fire. Step out to the private patio and enjoy a quiet relaxing summer, surrounded by flowers greenery and nature. Two charming bedrooms, two updated bathrooms, a serene & private garden as well as two car parking and private drive. The finished basement provides a cozy getaway. Plumbing heating and wiring have been updated. Basement has been waterproofed and the roof has been redone. Move in and enjoy as is or renovate and create a new custom surrounding. Either way, this lovely home offers life in the Forest Hill Village at the most reasonable price imaginable. Steps to subway and transit and Syndom Park in Forest Hill Village. Minutes from the best schools (BSS, UCC, St. Mikes), Restaurants shopping and the gym are close at hand. Perfect entry level to this magnificent community. Great value! Superb location!					
<b>Extras:</b>					
<b>Listing Contracted With:</b> FOREST HILL REAL ESTATE INC.416-488-2875					



**976 Avenue Rd**  
**Toronto Ontario M5P 2K8**  
 Toronto C03 Yonge-Eglinton Toronto  
**Taxes:** \$8,190/2024  
**Sold Date:** 01/29/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 43

**Sold: \$1,510,000**  
**List: \$1,650,000**

**For:** Sale  
**% Dif:** 92

**Triplex**  
**Link:** 2-Storey  
**Fronting On:** W  
**Acreage:** 24.97 x 111.97 Feet  
**Irreg:**  
**Rms:** 10 + 3  
**Bedrooms:** 4 + 1  
**Washrooms:** 5  
 1x4xMain, 1x2xMain, 1x4x2nd,  
 1x2x2nd, 1x4xBsmt  
**Dir/Cross St:** SOUTH OF EGLINTON

**MLS#:** C11896775

**PIN#:** 211740088

<b>Kitchens:</b>	2 + 1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Mutual	<b>Cable TV:</b>	A
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	Carport / 4	<b>Gas:</b>	A
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	0	<b>Water:</b>	Municipal
<b>Heat:</b>	Water / Wood	<b>Tot Prk Spcs:</b>	4	<b>Water Supply:</b>	
<b>A/C:</b>	Wall Unit	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	None
<b>Apx Age:</b>	51-99	<b>Prop Feat:</b>	Fireplace/Stove, Park, Public Transit, School	<b>Retirement:</b>	
<b>Apx Sqft:</b>	2000-2500			<b>Farm/Agr:</b>	
<b>Assessment:</b>	POTL:			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>					

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	16.5	x 15.58	Hardwood Floor
2	Dining	Ground	15.58	x 10.2	Hardwood Floor
3	Kitchen	Ground	15.58	x 6.79	Open Concept
4	Prim Bdrm	Ground	13.71	x 12.3	Large Closet
5	2nd Br	Ground	10.79	x 9.38	Closet
6	Living	2nd	16.5	x 15.58	Hardwood Floor
7	Dining	2nd	15.58	x 10.2	Hardwood Floor
8	Kitchen	2nd	15.58	x 6.79	Open Concept
9	Prim Bdrm	2nd	15.58	x 10.43	Large Closet
10	2nd Br	2nd	10.79	x 9.38	Closet
11	Kitchen	Bsmt	22.01	x 17.49	Combined W/Living
12	5th Br	Bsmt	18.21	x 10.2	Large Closet

**Client Remks:** LOVELY RENOVATED TRIPLEX SEMI-DETACHED IN MIDTOWN CHAPLAIN ESTATES NEIGHBORHOOD. FINISHED TOP TO BOTTOM, 4 PARKING SPACES. OVER 2600 S.F. PLUS SEPARATE ENTRANCE BASEMENT. NEW PAINTS, NEW VINYL FLOOR; 3 SELF CONTAINED UNITS; LARGE WINDOWS; WALKING DISTANCE TO TRANSIT, PARKS, AND SCHOOLS; BASEMENT WITH A HUGE STORAGE AND COIN LAUNDRY; IMMED POSSESSION AVAILABLE; SHOWS GREAT

**Extras:**

**Listing Contracted With:** SUTTON GROUP - SUMMIT REALTY INC. 905-897-9555



**15 Braemar Ave**  
**Toronto Ontario M5P 2L1**  
 Toronto C03 Yonge-Eglinton Toronto  
**Taxes:** \$10,493.29/2024  
**Sold Date:** 02/28/2025  
**SPIS:** N

**Sold: \$1,850,000**  
**List: \$1,895,000**

**For:** Sale **% Dif:** 98

**Last Status:** SLD **DOM:** 24

Duplex **Fronting On:** E **Rms:** 10  
**Link:** **Acreage:** **Bedrooms:** 4  
 2-Storey 35 x 130 Feet **Washrooms:** 2  
**Irreg:** 1x4xMain, 1x4x2nd  
**Dir/Cross St:** Chaplin Avenue / Avenue Road

**MLS#:** C11957055

**PIN#:** 211810067

<b>Kitchens:</b>	2	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Mutual	<b>Cable TV:</b>	A
<b>Basement:</b>	Unfinished	<b>Gar/Gar Spcs:</b>	Detached / 2	<b>Gas:</b>	A
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	1	<b>Water:</b>	Municipal
<b>Heat:</b>	Radiant / Gas	<b>Tot Prk Spcs:</b>	3	<b>Water Supply:</b>	
<b>A/C:</b>	Wall Unit	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>	Fireplace/Stove, Park, Place Of Worship, Public Transit, School	<b>Retirement:</b>	
<b>Apx Sqft:</b>				<b>Farm/Agr:</b>	
<b>Assessment:</b>	POTL:			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.27	x 6.89	Window	Broadloom	Moulded Ceiling
2	Living	Main	17.39	x 19.36	Hardwood Floor	Bay Window	Gas Fireplace
3	Dining	Main	7.55	x 17.06	Hardwood Floor	Picture Window	Open Concept
4	Kitchen	Main	10.17	x 16.08	Picture Window	Tile Floor	Centre Island
5	Prim Bdrm	Main	12.47	x 15.09	Hardwood Floor	W/O To Deck	Closet
6	2nd Br	Main	10.17	x 11.81	Hardwood Floor	Picture Window	Closet Organizers
7	Laundry	Lower	15.09	x 33.14	Laundry Sink	Above Grade Window	Open Concept

**Client Remks:** Outstanding duplex option in Chaplin Estates! Your entry to central Toronto real estate in one of the most coveted of all residential neighbourhoods. This home currently offers two independent two-bedroom suites which are both occupied and generate strong incomes. They have both been beautifully maintained by long-term tenants and over 1300 square feet per unit. The main floor has renovated and open-concept design with a beautiful kitchen, a gas fireplace, hardwood floors, two generous bedrooms and a walk-out to a deck and the back yard. The second floor is equally as large with big principal spaces, two generous bedrooms, and a balcony walk-out. Each unit has independent storage rooms in basement and their own washer and dryers. Set within the enviable Chaplin Estates community and surrounded by established luxury homes, this is an opportunity both as an income property or as a future development sight for a new home. It is within walking distance to Chaplin subway station on the Yonge line, and even closer to the future Avenue Road LRT station. Walk to Phipps Bakery, Summerhill Market, Starbucks, Ferrero and a bounty of boutique small businesses on Eglinton Avenue West. Steps to the Beltline trails and surrounded by top public and private schools in every direction.

**Extras:**

**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191


**772 Avenue Rd**  
**Toronto Ontario M5P 2K3**

Toronto C03 Forest Hill South Toronto

**Taxes:** \$8,862.44/2025**For:** Sale**Sold:** \$1,910,000**List:** \$1,899,000**% Dif:** 101**Sold Date:** 04/02/2025**SPIS:** N**Last Status:** SLD**DOM:** 7

Att/Row/Twnhouse

**Fronting On:** W**Rms:** 7 + 1**Link:****Acreage:****Bedrooms:** 4 + 1

3-Storey

21.5 x 133 Feet

**Washrooms:** 4**Irreg:**1x2xMain, 1x3x2nd, 1x4x2nd,  
1x4x3rd**Dir/Cross St:** Hillholm/Avenue Rd**MLS#:** C12043338**PIN#:** 211800263

<b>Kitchens:</b>	1 + 1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Private	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Fin W/O	<b>Gar/Gar Spcs:</b>	Built-In / 1	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	N	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	Municipal
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	3	<b>Water Supply:</b>	
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	Y	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apx Sqft:</b>	2000-2500	Central Vacuum, Grnbelt/Conserv, Library,		<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>	Park, Public Transit, School		<b>Oth Struct:</b>	Fence - Full, Shed
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.99	x 6.27	Tile Floor	Closet	2 Pc Bath
2	Living	Main	13.42	x 21	Hardwood Floor	Combined W/Dining	W/O To Terrace
3	Dining	Main	11.42	x 14.24	Hardwood Floor	Combined W/Living	California Shutters
4	Kitchen	Main	12.01	x 10.99	Tile Floor	Eat-In Kitchen	B/I Appliances
5	Prim Bdrm	2nd	15.49	x 9.68	Combined W/Office	Closet	3 Pc Ensuite
6	2nd Br	2nd	12.01	x 14.5	O/Looks Backyard	Closet	California Shutters
7	3rd Br	2nd	15.32	x 10.99	O/Looks Backyard	Closet	California Shutters
8	4th Br	3rd	13.09	x 9.74	Parquet Floor	Large Closet	4 Pc Ensuite
9	Kitchen	3rd	0	0	Parquet Floor	B/I Fridge	Bar Sink
10	Sitting	3rd	10.43	x 10.99	Combined W/Br	Skylight	W/O To Deck

**Client Remks:** Step Into This Absolutely Amazing Forest Hill Family Home With 4+1 Bedroom And 4 Bath. Lovingly Cared For By The Same Owner For Over 30 Years. This Property Features A Spacious Open-Concept Main Floor With Walk-Out To Deck And Beautiful Private Backyard. Large Principal Rooms. Spacious Eat-In Kitchen With All Built-In Appliances. Lots Of Storage Space. Stunning 3rd Floor Bedroom Retreat With 4-Piece Ensuite, Kitchenette, Sitting Area And Walk-Out To Sun Deck. Finished Basement With Patio And Walk-Out To Backyard. Built-In 1-Car Garage With Private Heated 2-Car Driveway. Direct Access From Backyard To Park With Playgrounds And Beltline. Steps To Top Private And Public Schools, Shops, Restaurants And Forest Hill Village.

**Extras:****Listing Contracted With:** FOREST HILL REAL ESTATE INC.416-785-1500





**996-998 Avenue Rd**  
**Toronto Ontario M5P 2K8**  
 Toronto C03 Yonge-Eglinton Toronto  
**Taxes:** \$10,843.78/2024  
**Sold Date:** 02/11/2025

**Sold: \$2,620,000**  
**List: \$2,799,000**

**For:** Sale **% Dif:** 94

**SPIS:** N **Last Status:** SLD **DOM:** 2

Fourplex

**Fronting On:** W

**Rms:** 20

**Link:**

**Acreage:**

**Bedrooms:** 8

2-Storey

50 x 111.66 Feet

**Washrooms:** 4

**Irreg:**

2x4xMain, 2x4x2nd

**Dir/Cross St:** Avenue Road And Eglinton Ave

**MLS#:** C11964606

**PIN#:** 211740093

**Kitchens:** 4  
**Fam Rm:** N  
**Basement:** Sep Entrance / Unfinished  
**Fireplace/Stv:** N  
**Heat:** Radiant / Gas  
**A/C:** None  
**Central Vac:** N  
**Apx Age:** 51-99  
**Apx Sqft:** 3500-5000  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick  
**Drive:** Mutual  
**Gar/Gar Spcs:** Other / 4  
**Drive Park Spcs:** 4  
**Tot Prk Spcs:** 4  
**UFFI:** No  
**Pool:** None  
**Prop Feat:**

**Zoning:**  
**Cable TV:**  
**Gas:**  
**Water:**  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Main	11.52	x 10.01	
2	2nd Br	Main	10.5	x 10.01	
3	Br	Main	11.52	x 10.01	
4	2nd Br	Main	10.5	x 10.01	
5	Br	2nd	11.52	x 10.01	
6	2nd Br	2nd	10.5	x 10.01	
7	Br	2nd	11.52	x 10.01	
8	2nd Br	2nd	10.5	x 10.01	

**Client Remks:** Attention Builders, Investors, and Visionaries! Explore an exceptional detached legal fourplex strategically positioned at one of Toronto's most prestigious intersections: Avenue Rd and Eglinton. This rare find sits on an expansive lot measuring 50 x 111.66 feet, offering immense potential for redevelopment or continued rental income. Each of the four legal units spans approximately 1000 square feet, featuring 2 bedrooms and 1 bathroom. Recent upgrades include comprehensive waterproofing and insulation, newly renovated kitchens and bathrooms, and freshly painted units. The property boasts a brand-new boiler system and recently renovated roofs, ensuring efficiency and low maintenance for years to come. Located mere steps from the new Eglinton Crosstown LRT and the Yonge-Eglinton TTC subway, this prime investment property offers unparalleled convenience. Enjoy easy access to a vibrant array of restaurants, banks, groceries, and community centers, making it an ideal choice for tenants and future residents alike. Discover the vibrant local scene with shops and dining options just footsteps away, coupled with proximity to top-rated public and private schools. Don't miss this opportunity to capitalize on both the location and potential of this property! **\*\*EXTRAS\*\*** Hardwood flooring throughout all units. Mutual driveway and private parking for four units. Separate hydro meters, 4 washers and 4 dryers. 4 Kitchen appliances.

**Extras:**

**Listing Contracted With:** SKYLAND REALTY INC. 365-608-4031



**24 College View Ave**  
**Toronto Ontario M5P 1J4**  
 Toronto C03 Yonge-Eglinton Toronto  
**Taxes:** \$11,252/2024  
**Sold Date:** 06/08/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 13

**Sold: \$3,075,000**  
**List: \$2,999,999**

**For:** Sale **% Dif:** 103

**Duplex** **Fronting On:** N **Rms:** 10 + 6  
**Link:** **Acreage:** **Bedrooms:** 6 + 2  
 2-Storey 39.99 x 135 Feet **Washrooms:** 4  
**Irreg:** 4x3  
**Dir/Cross St:** Avenue Rd & Eglinton

**MLS#:** C12177017

**PIN#:** 211740206

<b>Kitchens:</b>	4	<b>Exterior:</b>	Brick	<b>Zoning:</b>	R (f9;d0.6*731)
<b>Fam Rm:</b>	N	<b>Drive:</b>	Private	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Sep Entrance / Walk-Up	<b>Gar/Gar Spcs:</b>	Detached / 2	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	Municipal
<b>Heat:</b>	Radiant / Gas	<b>Tot Prk Spcs:</b>	4	<b>Water Supply:</b>	
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>	Fireplace/Stove	<b>Retirement:</b>	
<b>Apx Sqft:</b>	3500-5000			<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.12	x 17.06	Fireplace	Hardwood Floor	Casement Windows
2	Dining	Main	9.51	x 10.5	L-Shaped Room	Hardwood Floor	Open Concept
3	Kitchen	Main	11.48	x 9.45	Granite Counter	Ceramic Floor	W/O To Yard
4	Prim Bdrm	Main	13.78	x 14.27	3 Pc Ensuite	Hardwood Floor	Double Closet
5	2nd Br	Main	11.15	x 12.3	Casement Windows	Hardwood Floor	
6	3rd Br	Main	9.84	x 12.14	Casement Windows	Hardwood Floor	
7	Sitting	Main	6.56	x 9.84	Mirrored Closet	Hardwood Floor	
8	Foyer	Main	6.56	x 7.22	Mirrored Walls	Hardwood Floor	
9	Living	2nd	13.12	x 17.06	Fireplace	Hardwood Floor	Casement Windows
10	Dining	2nd	9.51	x 10.5	L-Shaped Room	Hardwood Floor	Casement Windows
11	Kitchen	2nd	11.48	x 16.01	Renovated	Hardwood Floor	Eat-In Kitchen
12	Prim Bdrm	2nd	13.78	x 14.27	4 Pc Ensuite	Hardwood Floor	W/O To Balcony
13	2nd Br	2nd	11.15	x 12.3	Casement Windows	Hardwood Floor	
14	3rd Br	2nd	9.84	x 12.14	Casement Windows	Hardwood Floor	
15	Laundry	2nd	3.28	x 6.56			
16	Foyer	2nd	6.56	x 7.22	Mirrored Walls	Hardwood Floor	

**Client Remks:** Turn-Key Investment Opportunity - Legal Duplex with Four Units An outstanding opportunity to own a fully detached, solid brick legal duplex featuring four self-contained units in a highly desirable and well-established neighborhood. Subway Station, Eglinton Crosstown LRT and Top-Ranking Schools Property Highlights: Lot Size: 40' x 135' Bedrooms: 6+2 Bathrooms: 4 full + 2 additional Laundry: 3 separate laundry areas Hydro: 4 individual hydro meters Parking: Private driveway with indoor and outdoor parking Recent Upgrades: New windows, doors and roof Tenancy: Excellent, long-term tenants some in place for over 10 years This turn-key investment offers stable income, minimal maintenance, and significant long-term growth potential. A rare opportunity in a prime location with quality tenants and recent capital improvements already completed. All measurements, sizes, number of rooms and data needs to be verified by the buyer.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



**18 College View Ave**  
**Toronto Ontario M5P 1J3**  
 Toronto C03 Yonge-Eglinton Toronto  
**Taxes:** \$14,327.66/2025  
**Sold Date:** 06/13/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 23

**Sold:** \$3,450,000  
**List:** \$3,595,000

**For:** Sale  
**% Dif:** 96

**Duplex**  
**Link:**  
 3-Storey  
**Fronting On:** N  
**Acreage:**  
 70.5 x 60 Feet  
**Irreg:**  
**Dir/Cross St:** Oriole Pkway/South of Eglinton/Highourne Rd  
**Rms:** 13 + 4  
**Bedrooms:** 7 + 2  
**Washrooms:** 6  
 2x5, 3x4, 1x3

**MLS#:** C12163059

**PIN#:** 211740169

<b>Kitchens:</b>	2 + 1	<b>Exterior:</b>	Brick / Stucco/Plaster	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Private	<b>Cable TV:</b>	
<b>Basement:</b>	Apartment	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	4	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Water / Gas	<b>Tot Prk Spcs:</b>	4	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	Y	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apx Sqft:</b>	3500-5000	Central Vacuum, Family Room,		<b>Farm/Agr:</b>	
<b>Assessment:</b>	2024 <b>POTL:</b>	Fireplace/Stove, Park, Public Transit, Rec		<b>Oth Struct:</b>	Garden Shed
<b>POTL Mo Fee:</b>		Centre, School		<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.42	x 15.16	Fireplace	Bay Window	Hardwood Floor
2	Kitchen	Main	18.24	x 17.49	Combined W/Dining	Bay Window	Hardwood Floor
3	Den	Main	13.16	x 7.35	W/O To Patio	B/I Bookcase	
4	Prim Bdrm	Main	14.34	x 9.84	4 Pc Ensuite	Vaulted Ceiling	W/I Closet
5	2nd Br	Main	12.4	x 11.32	Closet Organizers	Hardwood Floor	
6	3rd Br	Main	12.01	x 12.01	4 Pc Ensuite	Hardwood Floor	O/Looks Garden
7	Living	2nd	19.65	x 18.08	Bay Window	Fireplace	Hardwood Floor
8	Dining	2nd	14.07	x 13.25	Bay Window	B/I Bookcase	Hardwood Floor
9	Kitchen	2nd	13.25	x 7.41	Breakfast Bar	Pantry	Ceramic Floor
10	Den	2nd	13.16	x 7.35	B/I Bookcase	Hardwood Floor	Skylight
11	Prim Bdrm	2nd	12.4	x 12.4	3 Pc Ensuite	B/I Bookcase	Hardwood Floor
12	2nd Br	2nd	11.84	x 9.15	Hardwood Floor		
13	3rd Br	2nd	12.99	x 11.68	Double Closet	Hardwood Floor	
14	4th Br	3rd	22.24	x 12.66	Vaulted Ceiling	W/I Closet	Combined W/Laundry
15	Living	Lower	42.91	x 14.34	Combined W/Dining	Combined W/Kitchen	Irregular Rm
16	Prim Bdrm	Lower	12.34	x 12.01	B/I Bookcase	Hardwood Floor	Above Grade Window
17	2nd Br	Lower	14.34	x 11.42	Hardwood Floor	Above Grade Window	

**Client Remks:** An exquisite, income-producing property in Chaplin Estates, one block from Eglinton Ave and the LRT. Extensively renovated three suite duplex offering an opportunity for both savvy investors and end-users seeking a turnkey property. Each suite has been carefully designed with functionality, comfort, and privacy in mind. MAIN suite: renovated in 2022 features 1977 sq. ft. of elegant living space, two private entrances, renovated kitchen, spacious living and dining area, separate den with walk-out to private patio, 3 bedrooms, 2 full bathrooms, incl. primary bedroom with vaulted ceilings, ensuite bathroom and laundry. UPPER suite with private entrance off Highbourne Ave, 2452 sq. ft. on two levels, large living room, open concept kitchen & dining room, separate den, hardwood floors, 3-4 bedrooms, 3 full bathrooms, a versatile third floor can serve as a family room, primary suite, home office & ensuite laundry, offering flexible living. LOWER suite with private entrance, 1545 sq. ft., open concept kitchen, living, and dining areas are bright and welcoming with deep window wells that bring in ample natural light, 2 bedrooms, 1 full bathroom, ensuite laundry. Current lower tenant is AAA occupant and would like to stay. The property is projecting an impressive gross income of \$147,000/year, with a net income of \$126,000. All three suites are on month-to-month, offering flexibility for future occupancy. Two separate hydro meters, 4 car parking, exceptional finishes, newer mechanical systems and upgrades throughout, this is move-in ready. Located in a quiet, family-friendly neighbourhood surrounded by elegant homes, good public and top-rated private schools, beautiful parks, shops, dining and Eglinton community centre. Whether you're a seasoned investor, down-sizer, an empty nester seeking a pied-a-terre, or a family looking to live in one of Toronto's most coveted neighbourhoods while generating income, this property presents a rare and exceptional opportunity.

**Extras:**

**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-488-2875