



FOR SALE

DETACHED

MLS# C12593664

165 Florence Avenue, Toronto, ON M2N 1G5

Lansing-Westgate, Toronto · M2N 1G5

C\$ 1,688,000

5	3	1,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

50 ft. Lot Can Potentially Be Severed into 2 - Amazing Investment Opportunity (Subject to City Approval) ----- Calling All Developers, Builders, Investors, the most favorable lot size: 50 x 128 ft. for builders to build a massive custom home, nestled in a desirable Multi-Million Dollar Homes neighborhood close to Subway, schools, parks, shopping and Restaurants. large eat-in kitchen, beautiful family room with a fireplace.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 3
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	4 spaces
ANNUAL TAX	\$8,440
POSTAL CODE	M2N 1G5
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	6.00 x 4.85	Brick Fireplace, Combined w/Dining
Kitchen	Main	3.50 x 3.25	Centre Island
Bedroom	Main	3.65 x 3.00	—
Bedroom	Main	3.70 x 2.95	—
Primary Bedroom	Upper	4.75 x 4.50	4 Pc Ensuite, W/O To Deck
Family Room	Upper	7.25 x 4.39	W/O To Deck
Recreation	Second	10.67 x 9.14	—

7651 Florence Avenue, Toronto, ON M2N 1G5

RE/MAX ATRIUM HOME REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Basement	4.42 x 3.66	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX ATRIUM HOME REALTY

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.