



FOR SALE

FOURPLEX

MLS# C13597556

36 Luverne Avenue, Toronto, ON M3H 1R6

Clanton Park, Toronto · M3H 1R6

C\$ 3,200,000

12	16	4,250	4	New	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Brand New Purpose-Built Fourplex | Finished In 2026 | Exceptional Investment Opportunity. A Rare Opportunity To Own A Brand-New, Never-Lived-In Purpose-Built Fourplex In The Heart Of Clanton Park. Completed In 2026, This Turnkey Income Property Offers Four Self-Contained, Separately Metered Residences, Each With Its Own Private Entrance, Furnace, Central Air Conditioning And In-Suite Laundry, Delivering Exceptional Independence For Tenants And Simplified Management For Investors. Each Thoughtfully Designed Three-Storey Suite Spans Approximately 1,386 Sq. Ft. And Features An Open-Concept Main Level With A Bright Living Area, Modern Kitchen And Powder Room. The Second Floor Offers Two Well-Proportioned Bedrooms And A Full Bathroom, While The Entire Third Floor Is Dedicated To A Spacious Primary Retreat Complete With A Walk-In Closet And Private Ensuite. A Finished Lower Level Recreation Room With An Additional Full Bathroom Provides Valuable Flexible Living Space Ideal For A Family Room, Home Office, Gym Or Guest Accommodations. The Property Comprises 12 Bedrooms And 16 Bathrooms Across The Four Units And Includes 20 Appliances. Four Dedicated Parking Spaces Are Located At The Rear Of The Building. As A Newly Constructed Property, It Benefits From No Rent Control, Making It An Outstanding Long-Term Investment With Exceptional Income Growth Potential. Ideally Situated Moments From Bathurst Street, Wilson Avenue, Allen Road, Highway 401, Public Transit, Parks, Schools And Everyday Amenities, This Is A Prime Location With Broad Tenant Appeal. Attractive Vendor Financing Available: Purchase With 30% Cash Down, With The Vendor Providing A 70% First Mortgage For 3 Years At 3.5% Interest Per Annum. The First 12 Months Are Interest-Free, Creating A Rare Opportunity To Significantly Reduce Carrying Costs During The Initial Ownership Period. Outstanding Investment Potential In One Of Toronto's Strongest Rental Markets.

FEATURES

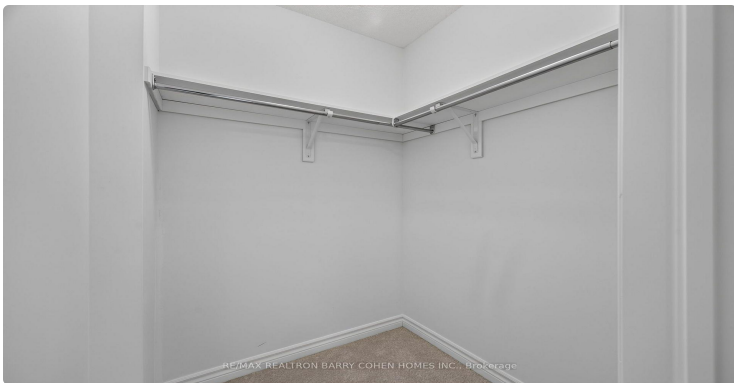
- ✓ Basement
- ✓ Garage
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Fourplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Fourplex
BASEMENT	Finished
FACING	North
AGE	New years
AREA RANGE	3500-5000 sqft
PARKING	4 spaces
POSTAL CODE	M3H 1R6
NEIGHBOURHOOD	Clanton Park

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.