



FOR SALE

DETACHED

MLS# C13726782

# 99 Harlandale Avenue, Toronto, ON M2N 1P2

Lansing-Westgate, Toronto · M2N 1P2

C\$ 1,600,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 6        | 3         | 1,300 | 3       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to 99 Harlandale Ave, ideally situated in the heart of North York's highly sought after Lansing Westgate community. This solid bungalow sits on a generous 50 x 117.66 ft lot, surrounded by multi million dollar custom homes, making it an excellent opportunity for homeowners, investors, or those exploring future redevelopment. The home features a practical and functional layout with plenty of natural light throughout. A walkout with deck provides direct access to the private backyard, creating an inviting space for outdoor enjoyment and entertaining. The flexible interior offers plenty of potential to customize the home to suit a variety of lifestyles. Main floor includes a washer&dryer and basement has its own washer&dryer. The finished basement features two bachelor units, offering excellent potential for additional living space or rental income. Enjoy the convenience of a quiet residential street while remaining just minutes from Yonge Street, subway access, Highway 401, parks, schools, shopping, and a wide variety of restaurants and amenities. For investors, the property offers attractive rental income. The main level currently generates \$3,570/month in rent, with the two basement bachelor units offering potential rental income of approximately \$1,500/month each, for a potential total rental income of approximately \$6,570/month or \$78,840 annually. With conventional mortgage, this property is cashflow positive. 4.35% or higher potential CAP rate based on projected rental income. Whether you're looking to move in, generate rental income, or explore future redevelopment possibilities, 99 Harlandale Ave offers an exceptional opportunity in one of North York's most desirable neighbourhoods. Potential redevelopment subject to municipal approvals.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Arts Centre
- ✓ Fenced Yard
- ✓ Library
- ✓ Public Transit
- ✓ School
- ✓ Park

### PROPERTY DETAILS

|                |                                              |
|----------------|----------------------------------------------|
| PROPERTY TYPE  | Detached                                     |
| LISTING STATUS | For Sale                                     |
| STYLE          | Bungalow                                     |
| PROPERTY TYPE  | Detached                                     |
| BASEMENT       | Apartment, Separate Entrance, Full, Finished |
| FACING         | South                                        |
| AREA RANGE     | 1100-1500 sqft                               |
| PARKING        | 3 spaces                                     |
| ANNUAL TAX     | \$7,737                                      |
| POSTAL CODE    | M2N 1P2                                      |
| NEIGHBOURHOOD  | Lansing-Westgate                             |

## ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                  |
|-----------------|--------|------------|-------------------------------------------|
| Living Room     | Ground | —          | Hardwood Floor, Combined w/Dining, Window |
| Dining Room     | Ground | —          | Hardwood Floor, Combined w/Living, Window |
| Kitchen         | Ground | —          | Ceramic Floor, Open Concept               |
| Primary Bedroom | Ground | —          | Mirrored Closet, Window                   |
| Bedroom 2       | Ground | —          | Closet, Window                            |
| Bedroom 3       | Ground | —          | Mirrored Closet, Window                   |
| Bedroom 4       | Ground | —          | Closet                                    |
| Office          | Ground | —          | Window                                    |
| Other           | Lower  | —          | 3 Pc Ensuite, Open Concept                |
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GALLERY





## LISTING AGENT

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