



FOR SALE DETACHED MLS# C13752436

1139 Dovercourt Road, Toronto, ON M6H 2Y1

Wychwood, Toronto · M6H 2Y1

C\$ 1,490,000

7	3	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 1139 Dovercourt Rd. Spacious multi-unit property offering flexible living space and excellent income potential. The main- and second-floor units feature hardwood floors, bright living rooms with walkouts to balconies, bedrooms with closets, and 4-piece bathrooms. The third level includes an additional bedroom with closet space and a walkout to a flat roof. The finished lower level provides additional living space and a bathroom. Features include three separate hydro meters and breaker panels, an owned hot water tank, a newer boiler, a two-car garage with an automatic opener, a covered outdoor area, and a garden. A/C units serving the main- and upper-level units are located on the roof. Potential additional income from garage rental and possible laneway housing, subject to municipal approval. Ideally located between the prestigious Wychwood and Dovercourt neighbourhoods-steps to TTC, Bloor subway stations, shops, restaurants, excellent schools, and more. Just off the trendy Geary Avenue!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,497
POSTAL CODE	M6H 2Y1
NEIGHBOURHOOD	Wychwood

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	5.20 x 3.20	Hardwood Floor, W/O To Balcony
Kitchen	Main	3.70 x 3.30	Eat-in Kitchen
Bedroom	Main	4.10 x 2.50	Hardwood Floor
Bedroom	Main	4.00 x 2.75	Hardwood Floor

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ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Second	5.20 x 3.20	Hardwood Floor, W/O To Balcony
Kitchen	Second	3.70 x 3.30	Eat-in Kitchen
Bedroom	Second	4.10 x 2.50	Hardwood Floor
Bedroom	Second	4.00 x 2.75	Hardwood Floor
Bedroom	Third	3.30 x 3.00	Window
Bedroom	Third	2.85 x 1.90	Window

GALLERY





LISTING AGENT

Pavel Shaganenko

SUTTON GROUP REALTY SYSTEMS INC.

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.