



FOR SALE

DETACHED

MLS# C13858432

42 Franklin Avenue, Toronto, ON M2N 1B6

Lansing-Westgate, Toronto · M2N 1B6

C\$ 1,488,000

5	2	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This Renovated and Upgraded Solid Brick Home Nestled on A Prime Lot (41.67' X 130') with a Renovated Basement, Lovely Backyard, and Established Garden, Located in the Coveted Part of Lansing-Westgate! Just Steps Away from Yonge St, Subways, Shops, Restaurants, Schools, Ravines, Parks & All Other Amenities. Great Opportunity That Can Attract Young Families, First-Time Buyers, Investors, and Builders! Live on the Main & 2nd Floor and Rent the Basement Out Now, Then Build Your Dream Home or Multi-Residential Unit Later (Buyer Should Verify with the City Planner)!! New Hardwood Floors in 3 Bedrooms, Living & Dining Room! Renovated 2nd Floor Bathroom. Fully Renovated Eat-In Kitchen with Modern Finishes! Main Floor Has Its Own Laundry! Newer Windows and Main Entrance Door! Replaced Main Staircase Steps and Added Glass Railing on the 2nd Floor. LED Potlights and New Light Fixtures! Freshly Painted! Cottage-Style 4-Seasons Sunroom with Its Own Heating & Cooling System: Heater/Wood-Burning Fireplace & Ceiling Fan, Walk-Out to a Large Deck and Nature-Filled Backyard! Renovated Basement with Separate Entrance Through the Backyard Sunroom Includes Laminate/Porcelain Flooring, Two Bedrooms with Above-Grade Windows Providing Abundant Natural Light, Each with Its Own Closet, a Full 3-Piece Bathroom, and a Kitchenette/Laundry Area! Combined Furnace Room and Workshop Area with an Above-Grade Window. Move-In Condition! Must See the House and Location! No Side Walk In Front!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Level
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$8,544
POSTAL CODE	M2N 1B6
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Picture Window, Crown Moulding

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	Hardwood Floor, Wall Sconce Lighting, Crown Moulding
Living Room	Main	—	Hardwood Floor, Picture Window, Open Concept
Kitchen	Main	—	Modern Kitchen, Eat-in Kitchen, Renovated
Sunroom	Main	—	W/O To Deck, Wall Sconce Lighting, Ceiling Fan(s)
Primary Bedroom	Second	—	3 Pc Bath, Hardwood Floor, Closet
Bedroom 2	Second	—	Hardwood Floor, B/I Closet, LED Lighting
Bedroom 3	Second	—	Hardwood Floor, Overlooks Backyard, LED Lighting
Bedroom 4	Basement	—	3 Pc Bath, Above Grade Window, Mirrored Closet
Bedroom 5	Basement	—	Laminate, Above Grade Window, Mirrored Closet
Kitchen	Basement	—	Breakfast Bar, Porcelain Floor, LED Lighting

GALLERY





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