



FOR SALE

DETACHED

MLS# C13867058

199 Arlington Avenue, Toronto, ON M6C 2Z4

Humewood-Cedarvale, Toronto · M6C 2Z4

C\$ 2,199,000

7	5	2,750	1	New	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 199 Arlington Ave - a never-lived-in home in Cedarvale, designed to maximize space, flexibility and income potential. Finished with a modern European sensibility, this home features top-of-the-line Italian finishes, including imported doors, windows, faucets and hardware, creating the feeling of a contemporary villa in the heart of the city. Designed to suit virtually any lifestyle, this is an incredible opportunity for growing families, investors, multi-generational living or anyone looking to offset their mortgage with substantial supplementary income. The property features two optional self-contained living spaces: a fully separate, separately metered garden suite, plus a complete lower-level apartment. Together, these spaces have the potential to generate an estimated \$5,500-\$6,000 per month in supplementary income. Alternatively, the garden suite offers an outstanding private home office, studio, guest suite or space for extended family. Inside, every detail is brand new. Hardwood flooring runs throughout, complemented by custom millwork, luxurious Italian fixtures and high-end built-in Thermador appliances. The layout has been carefully planned to maximize functionality without sacrificing style, offering generous principal rooms, natural light and sophisticated finishes. Set in sought-after Cedarvale, 199 Arlington offers the best of city living with a true neighbourhood feel. Enjoy easy access to parks, ravine trails, shops, restaurants, transit and neighbourhood amenities. Families will also appreciate being part of the Humewood Community School neighbourhood. Whether you are searching for a luxurious family home, an investment with multiple income streams, a multi-generational property, or simply a brand-new home with extraordinary flexibility, 199 Arlington delivers.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Electric Car Charger
- ✓ Public Transit
- ✓ Park
- ✓ School
- ✓ Fenced Yard
- ✓ Library
- ✓ New Build

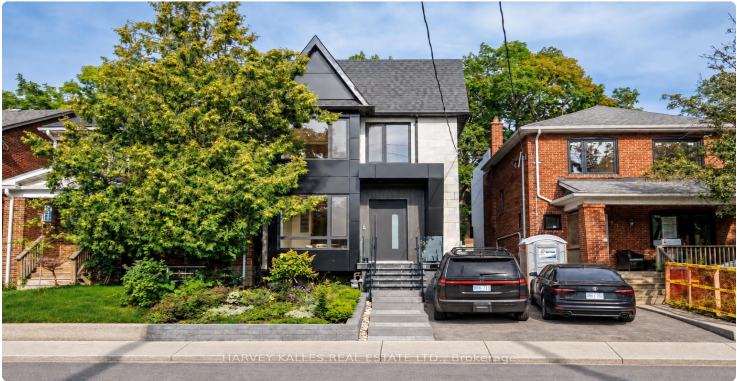
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Apartment, Separate Entrance
FACING	East
AGE	New years
AREA RANGE	2500-3000 sqft
PARKING	1 spaces
ANNUAL TAX	\$6,325
POSTAL CODE	M6C 2Z4
NEIGHBOURHOOD	Humewood-Cedarvale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Dining, Overlooks Frontyard
Dining Room	Main	—	Built-in Speakers, Combined w/Living, Open Concept
Kitchen	Main	—	Centre Island, B/I Appliances, Eat-in Kitchen
Family Room	Main	—	Overlooks Backyard, Built-in Speakers, Gas Fireplace
Primary Bedroom	Second	—	Overlooks Backyard, Walk-In Closet(s), 4 Pc Ensuite
Bathroom	Second	—	4 Pc Ensuite, Double Sink, Pocket Doors
Bedroom 2	Second	—	Hardwood Floor, Closet Organizers, Overlooks Frontyard
Bedroom 3	Second	—	Hardwood Floor, Closet Organizers, Double Closet
Bedroom 4	Second	—	Hardwood Floor, Skylight, Pot Lights
Bathroom	Second	—	3 Pc Bath, Tile Floor, Quartz Counter
Living Room	Lower	—	Heated Floor, Combined w/Kitchen, Above Grade Window
Kitchen	Lower	—	B/I Ctr-Top Stove, Custom Backsplash, Heated Floor
Bedroom	Lower	—	Heated Floor, Above Grade Window, Closet Organizers
Bedroom	Lower	—	Heated Floor, Above Grade Window, Closet Organizers
Bathroom	Lower	—	4 Pc Bath, Soaking Tub, B/I Vanity
Living Room	Flat	—	B/I Bookcase, Combined w/Kitchen, Closet
Kitchen	Flat	—	B/I Fridge, B/I Microwave, Custom Backsplash
Bedroom	Flat	—	B/I Closet, Closet Organizers, Large Window

GALLERY





LISTING AGENT

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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.