



FOR SALE

DETACHED

MLS# C13869372

# 783 Spadina Road, Toronto, ON M5P 2X5

Forest Hill South, Toronto · M5P 2X5

C\$ 3,999,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 8        | 4         | 4,250 | 8       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Attention Investors, Developers & Builders. An extraordinary opportunity in one of Toronto's most coveted neighbourhoods, Forest Hill South. Ideally positioned within a Priority Major Transit Station Area, this exceptional property offers significant future residential intensification potential. Set on a sprawling 60 ft x 293 ft lot, the property is uniquely positioned overlooking Toronto's famed Beltline Trail, with frontage on a designated major street supporting increased density. Development precedent has already been established on the street, with neighbouring properties successfully permitted for redevelopment. 783 Spadina offers a rare opportunity to acquire a 60-foot-wide parcel with exceptional depth, located within approximately 200 metres of the Caplin LRT Station, Eglinton shops, parks, top-ranked schools, transit and first class amenities. Currently configured as a turn-key legal fourplex, the property features four renovated 2-bedroom, 1-bathroom suites, along with garage and surface parking. This provides immediate income potential while allowing investors to explore the property's longer-term redevelopment possibilities. A rare opportunity to secure a substantial development parcel in a highly sought-after Toronto neighbourhood-an ideal hold today with the potential to create a generational long term investment. Don't Miss Out!

## FEATURES

- ✓ Basement
- ✓ Garage

## PROPERTY DETAILS

|                |                                             |
|----------------|---------------------------------------------|
| PROPERTY TYPE  | Detached                                    |
| LISTING STATUS | For Sale                                    |
| STYLE          | 2-Storey                                    |
| PROPERTY TYPE  | Detached                                    |
| BASEMENT       | Full, Separate Entrance, Partially Finished |
| FACING         | East                                        |
| AREA RANGE     | 3500-5000 sqft                              |
| PARKING        | 8 spaces                                    |
| ANNUAL TAX     | \$16,083                                    |
| POSTAL CODE    | M5P 2X5                                     |
| NEIGHBOURHOOD  | Forest Hill South                           |

# ROOM BREAKDOWN

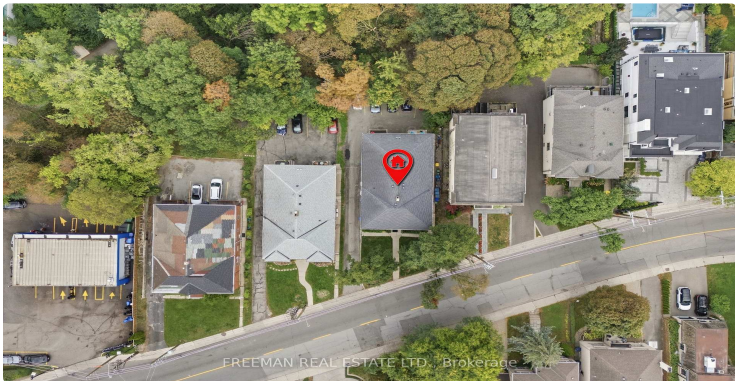
| ROOM        | LEVEL | DIMENSIONS | FEATURES                          |
|-------------|-------|------------|-----------------------------------|
| Living Room | Main  | —          | Renovated, Open Concept, Laminate |

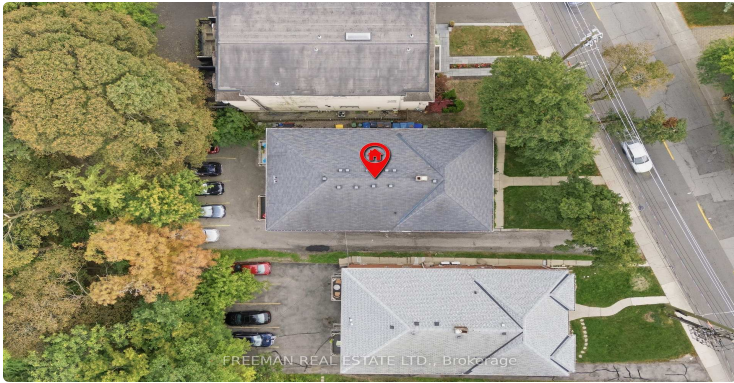
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| ROOM        | LEVEL  | DIMENSIONS | FEATURES                                         |
|-------------|--------|------------|--------------------------------------------------|
| Dining Room | Main   | —          | Open Concept, Large Window, Laminate             |
| Kitchen     | Main   | —          | Large Window, Renovated, Stainless Steel Appl    |
| Bedroom     | Main   | —          | Large Window, Large Closet, W/O To Deck          |
| Bedroom     | Main   | —          | Large Window, Large Closet, Renovated            |
| —           | Main   | —          | Renovated, Open Concept, Large Window            |
| Dining Room | Main   | —          | Wainscoting, Renovated, Large Window             |
| Kitchen     | Main   | —          | Stainless Steel Appl, Backsplash, Galley Kitchen |
| Bedroom     | Main   | —          | Renovated, Large Closet, Large Window            |
| Bedroom     | Main   | —          | Renovated, Large Closet, Large Window            |
| Living Room | Second | —          | Renovated, Laminate, Large Window                |
| Dining Room | Second | —          | Renovated, Laminate, Large Window                |
| Kitchen     | Second | —          | Stainless Steel Appl, Renovated, Large Window    |
| Bedroom     | Second | —          | Laminate, Renovated, Large Window                |
| Bedroom     | Second | —          | Laminate, Renovated, Large Window                |
| Living Room | Second | —          | Renovated, Large Window, Open Concept            |
| Dining Room | Second | —          | Renovated, Large Window, Open Concept            |
| Bedroom     | Second | —          | Laminate, Renovated, Large Window                |

GALLERY





## LISTING AGENT

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.