



FOR SALE

DETACHED

MLS# C13882836

# 767 Euclid Avenue, Toronto, ON M6G 2V3

Annex, Toronto · M6G 2V3

C\$ 2,700,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 5         | 2,750 | 0       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Four residences. Endless possibilities. One remarkable piece of Toronto history. Set on coveted Euclid Avenue in the heart of Seaton Village, this detached Victorian fourplex blends timeless character, impressive income potential and rare versatility. Dating back to 1885 and complete with its original slate roof, this building has a story. Each self-contained residence has its own personality and private outdoor space. The expansive two-level main residence offers a gas fireplace, bright kitchen and dining area, a dedicated office with patio walk-out, three bedrooms across both levels and two four-piece baths. The second-floor one-bedroom suite features a bay-windowed bedroom, multiple closets, soaring ceilings, an electric fireplace, a three-piece bath, and a private balcony. Above, a spectacular two-storey suite delivers a gas fireplace, bright living and dining areas, a bonus reading room or office, a five-piece bath, a generous balcony, and a loft-style bedroom overlooking the space. The high-ceilinged bachelor completes the offering with a sunken kitchen and large private sunken patio. Three units feature newer heat pumps. The second and third floors have separate gas and hydro meters plus ensuite laundry; the main and basement share laundry and utilities. The current owner reports near-zero vacancy throughout ownership. Live beautifully while generating income, accommodate extended family or lease all four. Steps to Bloor, cafés, restaurants, independent shops, parks and the subway - 767 Euclid is distinctly Toronto and undeniably special.

### FEATURES

- ✓ Basement
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ Place Of Worship
- ✓ School

### PROPERTY DETAILS

|                |                     |
|----------------|---------------------|
| PROPERTY TYPE  | Detached            |
| LISTING STATUS | For Sale            |
| STYLE          | 3-Storey            |
| PROPERTY TYPE  | Detached            |
| BASEMENT       | Apartment, Walk-Out |
| FACING         | East                |
| AREA RANGE     | 2500-3000 sqft      |
| ANNUAL TAX     | \$11,025            |
| POSTAL CODE    | M6G 2V3             |
| NEIGHBOURHOOD  | Annex               |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                        |
|-------------|-------|------------|---------------------------------|
| Living Room | Main  | —          | Laminate, Window, Gas Fireplace |
| —           | Main  | —          | Laminate, Window                |

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                               |
|-----------------|----------|------------|--------------------------------------------------------|
| Kitchen         | Main     | —          | Laminate, Stainless Steel Appl                         |
| Office          | Main     | —          | Laminate, W/O To Patio, Large Window                   |
| Primary Bedroom | Main     | —          | Laminate, Large Window, Pot Lights                     |
| Bedroom 2       | Basement | —          | 3 Pc Ensuite, W/O To Patio, Window                     |
| Bedroom 3       | Basement | —          | Laminate, Window                                       |
| Living Room     | Second   | —          | W/O To Balcony, Electric Fireplace, Vaulted Ceiling(s) |
| Dining Room     | Second   | —          | Laminate, Window                                       |
| Kitchen         | Second   | —          | Stainless Steel Appl, Pot Lights                       |
| Primary Bedroom | Second   | —          | Bay Window, Double Closet                              |
| Living Room     | Third    | —          | Gas Fireplace, Window                                  |
| Dining Room     | Third    | —          | Laminate, Window                                       |
| Kitchen         | Third    | —          | Stainless Steel Appl                                   |
| Office          | Third    | —          | W/O To Balcony, Large Window                           |
| Primary Bedroom | Third    | —          | Skylight, Open Stairs, Closet                          |
| Living Room     | Basement | —          | Laminate, Open Concept                                 |
| Dining Room     | Basement | —          | W/O To Patio                                           |
| Kitchen         | Basement | —          | Laminate, Window                                       |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

ROYAL LEPAGE SUPREME REALTY

**Email:** pshaganenko@gmail.com

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