



FOR SALE

SEMI-DETACHED

MLS# C13885852

212 Lippincott Street, Toronto, ON M5S 2P5

University, Toronto · M5S 2P5

C\$ 1,599,000

13	6	1,750	4	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Harbord Village A rare income-generating opportunity in one of Toronto's most sought-after neighbourhoods. This substantial semi-detached property sits on a deep 20 x 125 ft lot with rear laneway access and the bones of a multi-stream investment portfolio. With over 12 plus bedrooms and 5 bathrooms, the income potential here is exceptional. Whether you're running multi-unit rentals, a rooming house, or a hybrid short-term/long-term strategy, the scale of this property does the heavy lifting. The real upside? Laneway dwelling potential. The rear lot access and lot depth make this a strong candidate for a laneway suite adding a fully independent unit to an already cash-flow-positive asset. In Toronto's current rental market, a purpose-built laneway home commands premium rents and significantly boosts long-term equity. Located steps from the University of Toronto, transit, and the restaurants and amenities of Harbord Village and the Annex this is the kind of address that keeps vacancy rates low. The numbers work. The location works. The upside is built in.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

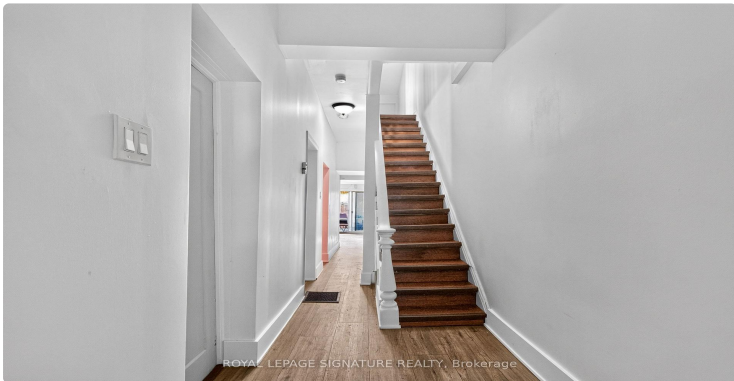
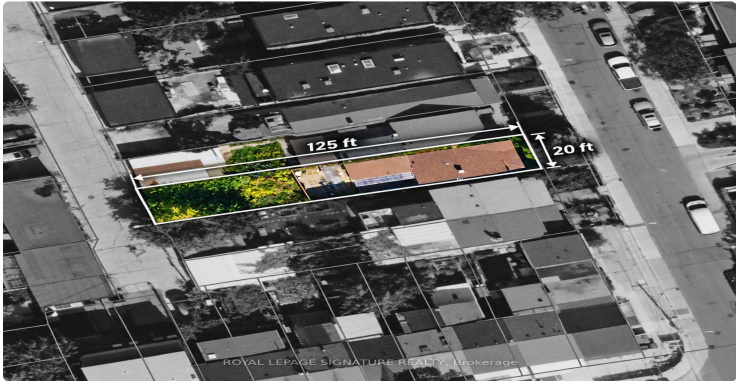
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished with Walk-Out
FACING	West
AGE	100+ years
AREA RANGE	1500-2000 sqft
PARKING	4 spaces
ANNUAL TAX	\$7,571
POSTAL CODE	M5S 2P5
NEIGHBOURHOOD	University

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Main	—	—
Bedroom 2	Main	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Main	—	—
Kitchen	Main	—	—
Bedroom	Second	—	—
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
Den	Second	—	—
Bedroom 4	Second	—	—
Bedroom	Third	—	—
Bedroom 2	Third	—	—
Bedroom	Basement	—	—
Den	Basement	—	—
Bedroom 2	Basement	—	—
Bedroom 3	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

Email: pshaganenko@gmail.com

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.