



FOR SALE

TRIPLEX

MLS# C14031602

1393 Avenue Road, Toronto, ON M5N 2H3

Lawrence Park South, Toronto · M5N 2H3

C\$ 1,799,000

5	3	2,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Situated in prime Lytton Park, this lovely Tudor style triplex presents an excellent income generating investment opportunity in one of Toronto's most sought after neighbourhoods. Fully tenanted & well cared for, this property is steps from John Ross Robertson & Havergal College. Two spacious above grade units feature hardwood flooring, lead glass windows & gas fireplaces. The lower unit has pot lights and a combined kitchen and living room. Surrounded by mature trees & multi million dollar homes, the property is conveniently located near the amenities of Avenue Road and Yonge Street and steps to the Avenue Road express bus for an easy commute downtown. All tenants are on month to month leases & would love to stay, offering immediate rental income & strong long term value. Parking is exceptional, with a deeded double car garage & private drive off Glenview Avenue accommodating up to 6 cars. Tenants enjoy the proximity to the beautiful walking trails through the Chatsworth ravine. See Income and Expenses in the attachment on line. The attached semi, is currently single family home, but is zoned duplex and was a triplex in the past. It can be purchased together with the adjacent property (MLS #C14031616). Photos of the main and second level are virtually staged.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

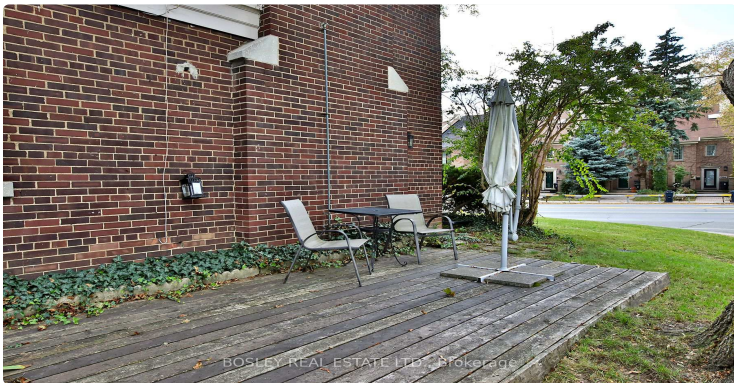
PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	6 spaces
ANNUAL TAX	\$8,203
POSTAL CODE	M5N 2H3
NEIGHBOURHOOD	Lawrence Park South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace, Crown Moulding
Dining Room	Main	—	Hardwood Floor, Leaded Glass, Crown Moulding

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Breakfast Area, Galley Kitchen
Primary Bedroom	Main	—	Hardwood Floor, Crown Moulding
Bedroom 2	Main	—	Hardwood Floor, Crown Moulding
Living Room	Second	—	Hardwood Floor, Fireplace, Crown Moulding
Living Room	Lower	—	Combined w/Kitchen
Dining Room	Second	—	Hardwood Floor, Leaded Glass, Crown Moulding
Kitchen	Second	—	—
Primary Bedroom	Second	—	Hardwood Floor, His and Hers Closets, Crown Moulding
Bedroom 2	Second	—	Crown Moulding
Kitchen	Lower	—	Combined w/Living
Living Room	Lower	—	—
Dining Room	Lower	—	—
Primary Bedroom	Lower	—	—
—	—	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

BOSLEY REAL ESTATE LTD.

Email: pshaganenko@gmail.com

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.