



FOR SALE

SEMI-DETACHED

MLS# C14098898

248 Benson Avenue, Toronto, ON M6G 2J6

Wychwood, Toronto · M6G 2J6

C\$ 999,900

3	2	900	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 248 Benson Ave, a rare turnkey opportunity in the sought-after Wychwood neighborhood. Redesigned by owner-architect and renovated from the studs up in 2020; additional upgrades in 2022 include an insulated basement, new porch, front concrete staircase and retaining wall. Elevated from the street, enter through a spacious south-facing porch to an open concept main floor. Ergonomic custom kitchen doubles up as a dining area and is equipped with Caesar stone quartz countertops, marble tile backsplash and premium appliances. French patio doors with an oversized transom window enhance indoor-outdoor living. Rare three-piece main floor washroom, provides convenience for entertaining or pet care. Upstairs, spa-like bathroom is completed with a rare commercial-grade steam shower, marble tile, and designer fixtures. All three bedrooms are filled with light through oversized windows, feature engineered hardwood, solid wood trim and doors, including a custom closet in the main bedroom. Other upgrades include new plumbing, electrical, HVAC, new windows, roof maintenance and more, virtually every aspect of this home has been improved resulting in high energy efficiency rating that keeps the house naturally cool during the summer and warm in the winter. The basement offers additional living space, custom built-in storage, and a premium Electrolux laundry center. Outdoor living features a spacious 14' x 14' rear deck, professionally landscaped grounds, and cedar garden beds. Located steps to Wychwood Barns year-round farmer's market, St. Clair W restaurants, parks, schools, and transit, this family home offers exceptional urban accessibility. Move in with confidence knowing the home's major systems have been comprehensively updated and meticulously maintained. Parking is available through a parking pass guaranteed by city for \$23.26 + HST/month and is readily available right in front of the house.

FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Full, Partially Finished
FACING	North
AREA RANGE	700-1100 sqft
ANNUAL TAX	\$5,387
POSTAL CODE	M6G 2J6
NEIGHBOURHOOD	Wychwood

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
248 Benson Avenue, Toronto, ON M6G 2J6			
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Kitchen	Main	—	Hardwood Floor, Overlooks Backyard, Quartz Counter
Living Room	Main	—	Hardwood Floor, Overlook Patio, Open Concept
Primary Bedroom	Second	—	Hardwood Floor
Bedroom 2	Second	—	Hardwood Floor
Bedroom 3	Second	—	Hardwood Floor
Recreation	Basement	—	—

GALLERY





Royal LePage Frank Real Estate, Brokerage



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LISTING AGENT

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