



FOR LEASE

MULTIPLEX

MLS# C14122258

# 76 Burndale Avenue 4, Toronto, ON M2N 1S7

Lansing-Westgate, Toronto · M2N 1S7

C\$ 4,000/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 3        | 2         | 1,300 | 0       | New       | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

## ABOUT THIS PROPERTY

Unit 4: Brand New, Never lived in Duplex suite with 3 bedrooms and 2 full baths. Luxury built with luxury features surrounded by greenery & gorgeously finished, this thoughtfully designed residence blends modern finishes, warm tones, and quality craftsmanship throughout. Featuring a private entrance and 2 private balconies this unique home offers exceptional privacy and a truly self-contained spacious living experience. The bright, open-concept layout showcases 8'6" ceilings main and 2nd, wide-plank engineered laminate flooring, custom kitchen cabinetry, quartz countertops, Double sink, and under-cabinet lighting. Beautifully appointed bathrooms feature full tile finishes, ambient mood lighting, under mount cabinet sensor lighting, mirrored lighting with non fog functions and contemporary fixtures adds a distinctive touch with its stunning finishes. The spacious bedrooms all feature a custom built-in closets, picture windows, & Potlights. Enjoy extensive storage, custom lighting throughout, private in-suite laundry on main floor, brand-new stainless steel appliances, and smart-home features including a smart thermostat, ring doorbell to your phone. The suite is equipped with its own hot water system and furnace, with separate hydro metering so you only pay for your suite's usage. A rare opportunity to lease a brand-new suite offering exceptional design, privacy, and modern comfort. Conveniently located in the first block from Yonge St, 2 blocks from Sheppard west and seconds walk to both Yonge and Sheppard Subway and on a street with no Drive thru traffic to Yonge.

### FEATURES

- ✓ Fireplace
- ✓ Arts Centre
- ✓ Park
- ✓ Library
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ New Build

### PROPERTY DETAILS

|                |                  |
|----------------|------------------|
| PROPERTY TYPE  | Multiplex        |
| LISTING STATUS | For Lease        |
| STYLE          | 2-Storey         |
| PROPERTY TYPE  | Multiplex        |
| FACING         | North            |
| AGE            | New years        |
| AREA RANGE     | 1100-1500 sqft   |
| POSTAL CODE    | M2N 1S7          |
| NEIGHBOURHOOD  | Lansing-Westgate |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                            |
|-------------|-------|------------|-----------------------------------------------------|
| Living Room | Main  | —          | Combined w/Dining, Overlooks Backyard, Laminate     |
| Dining Room | Main  | —          | Combined w/Living, Laminate, Open Concept           |
| Kitchen     | Main  | —          | Combined w/Living, Stone Counters, Double Sink BLVD |

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                    |
|-----------------|--------|------------|---------------------------------------------|
| Primary Bedroom | Second | —          | Double Closet, Laminate, Closet Organizers  |
| Bedroom 2       | Second | —          | Laminate, Double Closet, Closet Organizers  |
| Bedroom 3       | Second | —          | Laminate, Closet Organizers, Picture Window |
| Bedroom 3       | Lower  | —          | 4 Pc Bath                                   |
| Recreation      | Lower  | —          | Open Concept                                |

GALLERY





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BLVD

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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.