


FOR SALE | DETACHED | MLS# C14137588

# 212 Cummer Avenue, Toronto, ON M2M 2E7

Newtonbrook East, Toronto · M2M 2E7

## C$ 1,999,900

| 6 | 3 | 2,250 | 8 | — | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

Developers & Investors: Rare opportunity on a massive 67.5' x 325' lot in prime North York. You can put a detached laneway house in the backyard.Located on Cummer Ave, minutes from Finch Subway and the future subway extension. The house is fully renovated from top to bottom, featuring a new roof, windows, furnace, and AC. Follow the lead of neighboring properties (162,164,166,200 Cummer Ave), currently being redeveloped into 14 detached homes. Future development potential is immense.Future potential redevelopment plan attached if you assemble four houses together.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Detached |
| LISTING STATUS | For Sale |
| STYLE | 2-Storey |
| PROPERTY TYPE | Detached |
| BASEMENT | Partially Finished, Walk-Out |
| FACING | North |
| AREA RANGE | 2000-2500 sqft |
| PARKING | 8 spaces |
| ANNUAL TAX | $10,595 |
| POSTAL CODE | M2M 2E7 |
| NEIGHBOURHOOD | Newtonbrook East |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Living Room | Main | — | Casement Windows, Hardwood Floor |
| Dining Room | Main | — | Casement Windows, Hardwood Floor |
| Kitchen | Main | — | Casement Windows, Ceramic Floor |
| Bedroom | Main | — | Casement Windows, Hardwood Floor |
| Bedroom 2 | Main | — | Casement Windows, Hardwood Floor |
| Bedroom 3 | Upper | — | Casement Windows, Hardwood Floor |

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Bedroom 4 | Upper | — | Casement Windows, Hardwood Floor |
| Bedroom 5 | Upper | — | Casement Windows, Hardwood Floor |
| Bedroom | Lower | — | Casement Windows, Hardwood Floor |

# GALLERY


REAL ONE REALTY INC., Brokerage


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## LISTING AGENT


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