

FOR SALE | SEMI-DETACHED | MLS# C14141046

159 - 163 Briar Hill Avenue, Toronto, ON M4R 1H8

Lawrence Park South, Toronto · M4R 1H8

C$ 3,495,000

6	4	4,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional LYTTON PARK / Yonge & Eglinton Investment Opportunity - Two Lots, Endless Potential! Rarely does an opportunity like this come along in the highly sought-after Yonge & Eglinton neighbourhood. Presenting 159 and 163 Briar Hill Avenue, two adjoining semi-detached properties offered together, featuring a combined 46 x 131.50 ft lot on the south side of the street. Partially tenanted and generating excellent monthly income, this unique offering presents an outstanding opportunity for investors seeking strong holding potential with future redevelopment possibilities. The two properties feature over 3,900 sq. ft. of total above-grade living space across four fully renovated residential units. At 159 Briar Hill, the main floor offers a 570 sq. ft. one-bedroom, one-bathroom apartment, while the upper levels feature a spacious 1,375 sq. ft. two-bedroom, one-bathroom suite spanning the second and third floors, complete with a private rooftop deck. At 163 Briar Hill, the thoughtfully mirrored layout includes a 590 sq. ft. one-bedroom, one bathroom apartment and a 1,370 sq. ft. two-bedroom, one-bathroom upper-level suite, also featuring its own rooftop deck. All four units have been fully renovated, offering modern, move-in-ready accommodations and an attractive income-producing asset. Additional features include an outdoor kitchen, ensuite laundry in the two upper units and shared lower level laundry for the main floor units and convenient rear parking for up to four vehicles. Ideally positioned in one of Toronto's most desirable and established neighbourhoods, close to all the conveniences of Yonge & Eglinton including transit, shops, restaurants and everyday amenities plus fabulous public & private schools. Whether held as a lucrative long-term investment or explored for future redevelopment potential, this is a rare opportunity to secure two adjoining properties with exceptional flexibility and upside in a premier Toronto location.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Public Transit
- ✓ School
- ✓ Library
- ✓ Hospital
- ✓ Rec./Commun.Centre
- ✓ Place Of Worship

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Unfinished
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	4 spaces
ANNUAL TAX	$11,648
POSTAL CODE	M4R 1H8
NEIGHBOURHOOD	Lawrence Park South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	3.35 x 3.11	Hardwood Floor, Bay Window
Dining Room	Main	3.05 x 3.20	Hardwood Floor, Window
Kitchen	Main	4.54 x 4.02	Tile Floor, Window
Bedroom	Lower	4.14 x 2.74	Closet, Window
Kitchen	Second	2.93 x 3.23	Linoleum, Window
Dining Room	Second	3.96 x 2.93	Hardwood Floor, Window
Living Room	Second	5.06 x 3.35	Hardwood Floor, Window
Bedroom	Third	3.96 x 2.99	Hardwood Floor, Window, Closet
Bedroom 2	Third	2.50 x 4.27	Hardwood Floor, Window, W/O To Deck
Laundry	Basement	—	W/O To Garden, Tile Floor

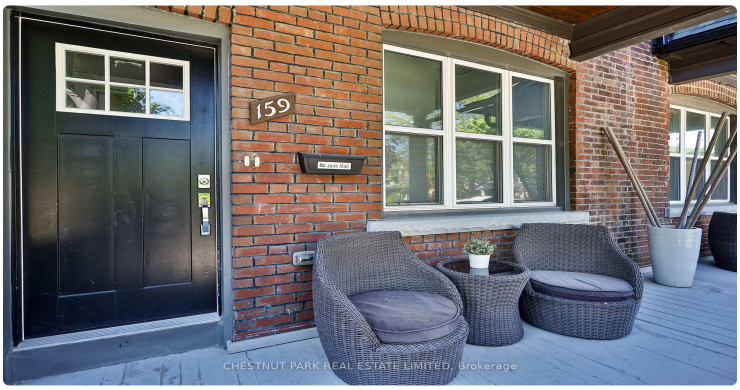
GALLERY


CHESTNUT PARK REAL ESTATE LIMITED, Brokerage


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LISTING AGENT

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Prepared for you on November 2, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.