

FOR SALE | DETACHED | MLS# C14142132

340 Patricia Avenue, Toronto, ON M2R 2M7

Newtonbrook West, Toronto · M2R 2M7

C$ 1,899,000

9	8	1,300	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Absolutely Must See! Exceptional Fantastic Investment Opportunity! Premium 50 Ft Corner Lot Featuring An Upgraded Bungalow with A Separate Walk-Out Basement Apartment Plus A New Stylish Masterfully Built "Garden Suite" Based On Energy Efficient Design, Offering 3 Separate Living Units With Outstanding Income Potential& Variety Of Uses! Thoughtfully Designed& Expertly Crafted With High-End Finishes, Modern Features, and Advanced Engineering& Technology! This Unique Property Presents An Ideal Opportunity For Investors, Multi-Generational Families, Or Buyers Seeking Multiple Income Streams. The Newly Masterfully Built Garden Suite In 3Levels (3X645 = 1935 Sq.Ft) >> * Main Floor with Living Rm, Dining Rm, Kitchen, Bedrm, 2-Pc Powder Rm& 4-Pc Ensuite! * 2nd Floor with Living Rm, Kitchen, 2 Bedrms, 2 x 3-Pc Ensuite! * Bright & Sunny Heated Floor Basement with Living Rm, Dining Rm, Kitchen& A Bedrm! All of Them Has Their Own Laundry Machine! These Configuration Includes Main Basement Apartments& 3 Garden suites Creates Excellent Potential For Rental Income& Enhances The Property's Revenue Opportunities. Beyond Its Immediate Income Potential, This Strategic Corner Bungalow Also Present an Exciting Future Redevelopment Opportunity, With Potential To Explore Multi-Unit Residential Construction Under The City Of Toronto's MLI Select Financing Program, Subject To Applicable Zoning, Planning Approvals, Building Requirements, and CMHC Eligibility.** An Outstanding Opportunity To Generate Income Today & During the Construction of Main Bungalow in the Future. A Rare Offering Combining Immediate Income Potential, Versatility& Future Development Possibilities! The New Garden Suite Represents A Significant Investment, With Construction Costs Exceeding $700,000! Uniquely Designed & Built With Independent Utility Connections, Offering A Significant Advantage For Future Redevelopment!Buyer To Verify with City Ideas For Potential Future Multi-Unit Redevelopment Attached to Photo Gallery!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Other
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	6 spaces
ANNUAL TAX	$6,591
POSTAL CODE	M2R 2M7
NEIGHBOURHOOD	Newtonbrook West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Bay Window, Crown Moulding
Dining Room	Main	—	Hardwood Floor, Open Concept, Crown Moulding
Kitchen	Main	—	Hardwood Floor, Granite Counters, Pantry
Primary Bedroom	Main	—	4 Pc Ensuite, Hardwood Floor, Closet
Bedroom 2	Main	—	Hardwood Floor, Ceiling Fan(s), Closet
Bedroom 3	Main	—	Hardwood Floor, Window, Closet
Living Room	Basement	—	Combined w/Dining, Broadloom, Above Grade Window
Dining Room	Basement	—	Combined w/Living, Broadloom, LED Lighting
Bedroom 4	Basement	—	Above Grade Window, Closet, Broadloom
Bedroom 5	Basement	—	3 Pc Bath, Above Grade Window, B/I Closet
Living Room	Main	—	2 Pc Bath, Laminate, LED Lighting
Dining Room	Main	—	W/O To Patio, Laminate, LED Lighting
Kitchen	Main	—	Stainless Steel Appl, Laminate, LED Lighting
Bedroom	Main	—	4 Pc Ensuite, Laminate, B/I Closet
Living Room	Second	—	Laminate, Open Concept, LED Lighting
Kitchen	Second	—	Stainless Steel Appl, Laminate, LED Lighting
Bedroom	Second	—	3 Pc Ensuite, Laminate, Closet
Bedroom	Second	—	Laminate, Closet, LED Lighting
Living Room	Basement	—	3 Pc Bath, Heated Floor, LED Lighting
Dining Room	Basement	—	Heated Floor, Window, Open Concept
Kitchen	Basement	—	Heated Floor, Stainless Steel Appl, LED Lighting
Bedroom	Basement	—	Heated Floor, B/I Closet, Window

GALLERY


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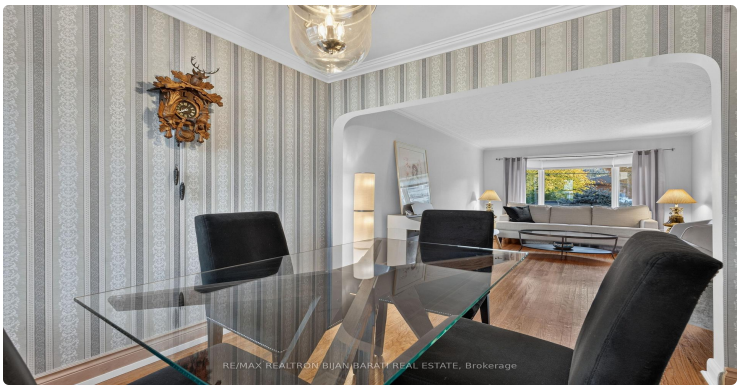

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LISTING AGENT

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