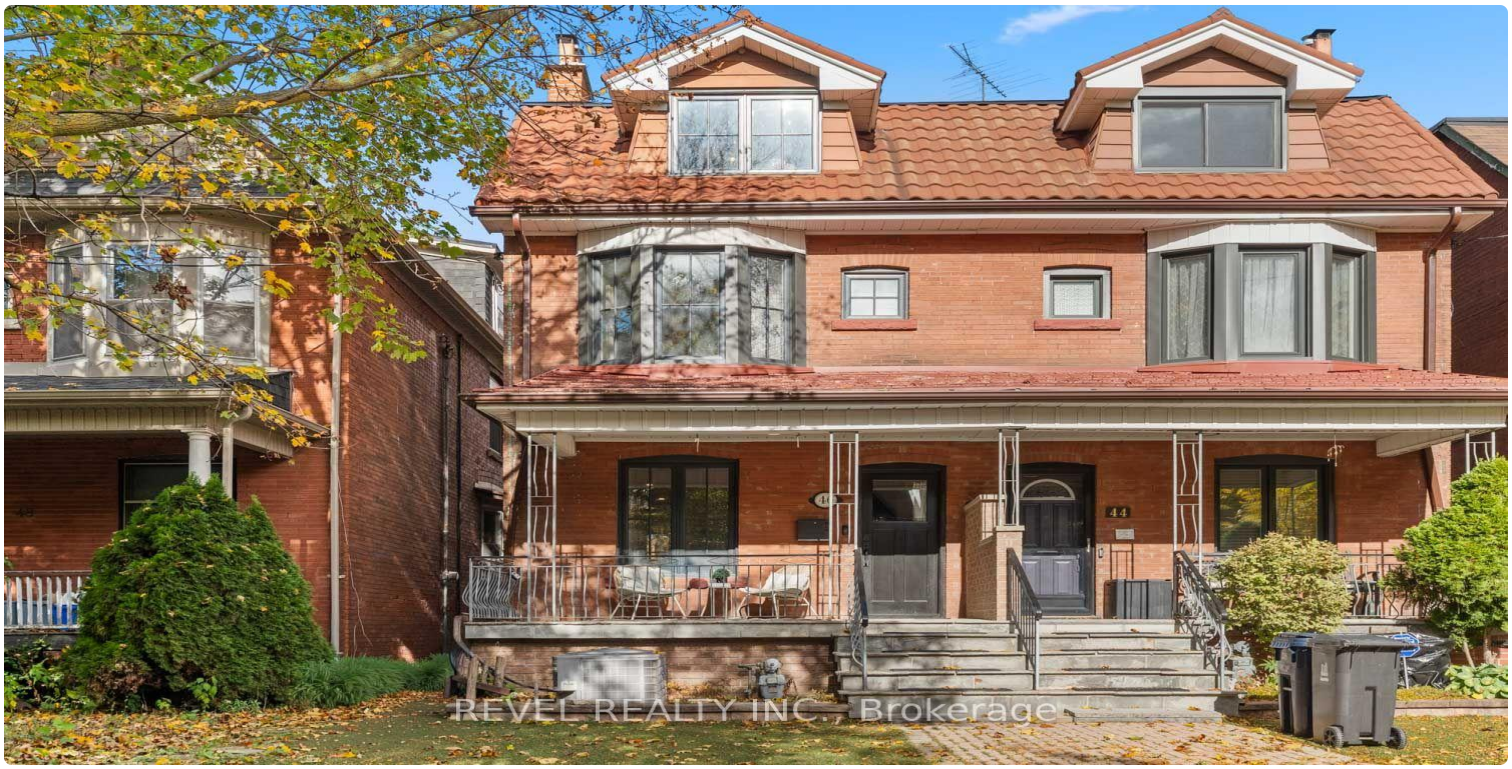


FOR SALE | SEMI-DETACHED | MLS# C14144952

46 Vermont Avenue, Toronto, ON M6G 1X9

Annex, Toronto · M6G 1X9

C$ 1,299,000

6	2	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

They said you'd have to choose between space, parking and a great neighbourhood. They were wrong. Step inside to a living room anchored by a classic fireplace. Exposed brick, a dark wood mantel and a crisp white surround bring original character that pairs beautifully with the home's fresh updates. Large windows fill the space with natural light, while new wide-plank flooring and pot lights carry through the newly renovated, open-concept main floor. The dining area sits between the living room and kitchen, with room for a full family table. The kitchen has shaker-style cabinetry built right to the ceiling, a custom backsplash, stainless steel appliances, and a centre island with a breakfast bar for those busy mornings. A door off the kitchen leads straight out to the backyard. With five bedrooms and two bathrooms, there is space for a growing family, guests, a home office, or all three. The primary bedroom is a standout, with a sunny bay window and warm hardwood floors. A bright 4-piece bathroom serves the second floor. On the third half storey, two more bedrooms with dormer windows and sloped ceilings make a perfect kids' hideaway, home office or guest retreat. Out back, a deep yard with lawn, mature trees and a patio gives the kids room to run, and a detached two-car garage delivers rare double parking in the heart of the city. Seaton Village is one of downtown's most loved pockets, known for its tree-lined streets and a real sense of community. Walk the kids to Palmerston Public School, spend weekends at Christie Pits and BGC St. Alban's Club, and get a game in at the nearby squash courts. Loblaws, Farm Boy, Fiesta Farms and the LCBO are all close by, along with the shops and restaurants on Bloor Street, Koreatown and the Annex. Christie and Bathurst subway stations are minutes away. A family home with space, parking and character, in a neighbourhood people rarely leave. Some photos have been virtually staged.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Full, Walk-Out
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	$8,379
POSTAL CODE	M6G 1X9
NEIGHBOURHOOD	Annex

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace, Open Concept
Dining Room	Main	—	Open Concept, Hardwood Floor, Pot Lights
Kitchen	Main	—	Centre Island, Stainless Steel Appl, W/O To Patio
Primary Bedroom	Second	—	Bay Window, Hardwood Floor, Large Closet
Bedroom 2	Second	—	Hardwood Floor, Window, Closet
Bedroom 3	Second	—	Window
Bathroom	Second	—	4 Pc Bath, Window
Bedroom 4	Third	—	Hardwood Floor, Window
Bedroom 5	Third	—	Hardwood Floor, Window
Recreation	Basement	—	Open Concept, Unfinished
Bathroom	Basement	—	4 Pc Bath, Window

GALLERY


REVEL REALTY INC., Brokerage


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LISTING AGENT

Pavel Shaganenko

REVEL REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on November 3, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.