



CENTURY 21 LEADING EDGE REALTY INC.

FOR SALE

DETACHED

MLS# E13166912

213 Phyllis Avenue, Toronto, ON M1M 1Y9

Cliffcrest, Toronto · M1M 1Y9

C\$ 1,299,900

5	6	1,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Attention Builders, Renovators, and DIY Enthusiasts - Exceptional opportunity in the sought-after Cliffcrest community. Situated on a quiet dead-end street on a very large and stunning pie-shaped lot widening to approximately 100' and extending over 200' deep, this home is partially completed and awaits the buyer's finishing touches. Property is being sold strictly in "as-is, where-is" condition with no representations or warranties of any kind by the Seller. Buyers and Buyer's Agents are solely responsible for conducting their own independent due diligence regarding permits, construction status, measurements, zoning, inspections, completion requirements, costs, and all aspects of the property and development. Great opportunity for investors or end users to complete and customize a substantial home in a highly desirable neighborhood. Conveniently located steps to Kingston Road, transit, shopping, restaurants, and the beautiful green spaces Cliffcrest has to offer. Please note : Current tax amount reflects the previous dwelling, and the newly constructed home has not yet been assessed. City of Toronto property tax calculator and present 2026 MPAC assessment used for tax amount.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Unfinished, Walk-Out
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$4,650
POSTAL CODE	M1M 1Y9
NEIGHBOURHOOD	Cliffcrest

ROOM BREAKDOWN

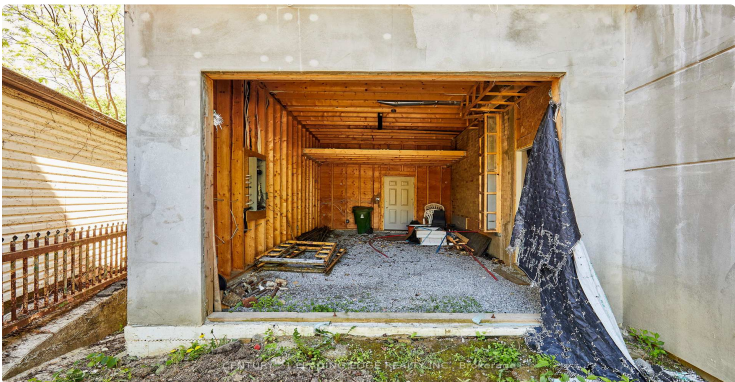
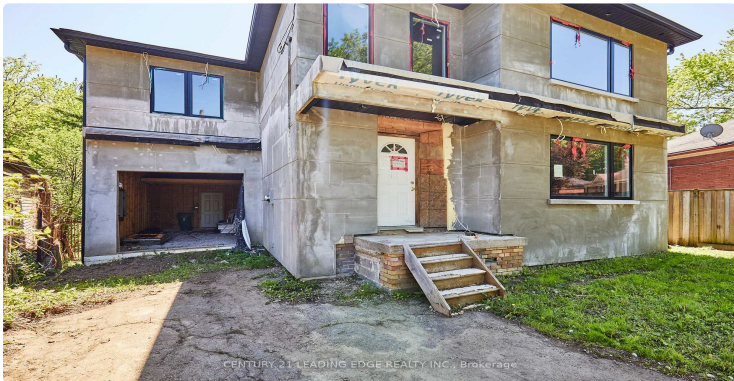
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	—
Dining Room	Ground	—	—

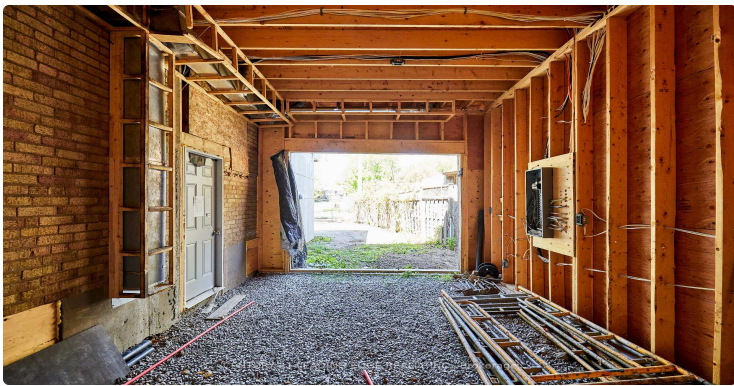
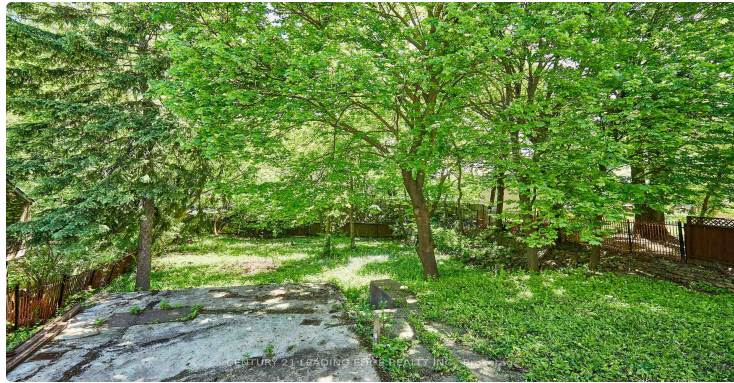
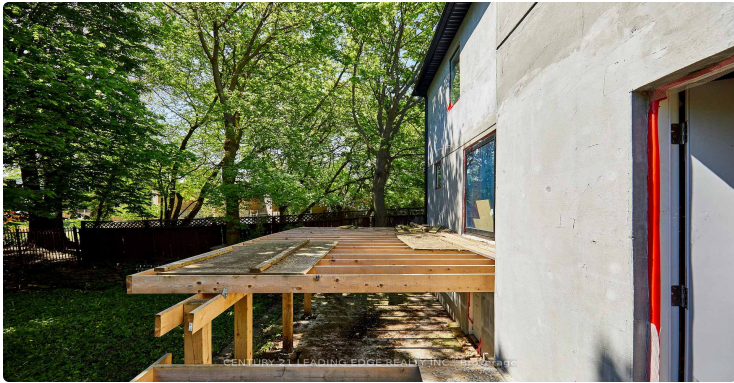
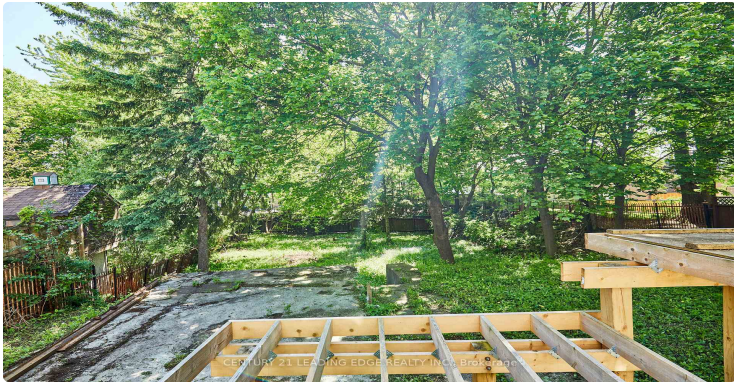
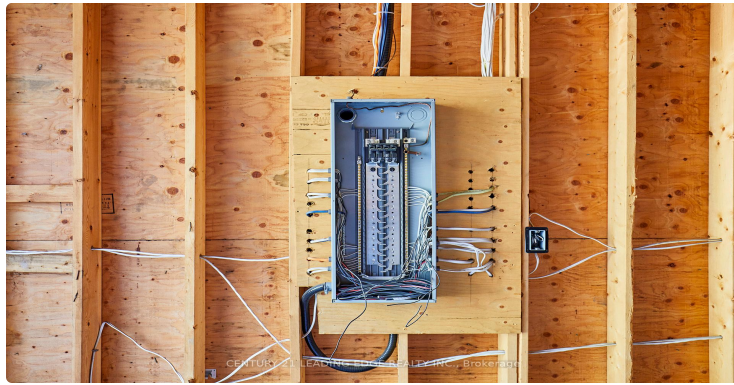
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ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	—	—
Breakfast	Ground	—	—
Den	Ground	—	—
Primary Bedroom	Second	—	—
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
Bedroom 4	Second	—	—
Recreation	Basement	—	—
Bedroom	Basement	—	—
—	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

CENTURY 21 LEADING EDGE REALTY INC.

Email: pshaganenko@gmail.com

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.