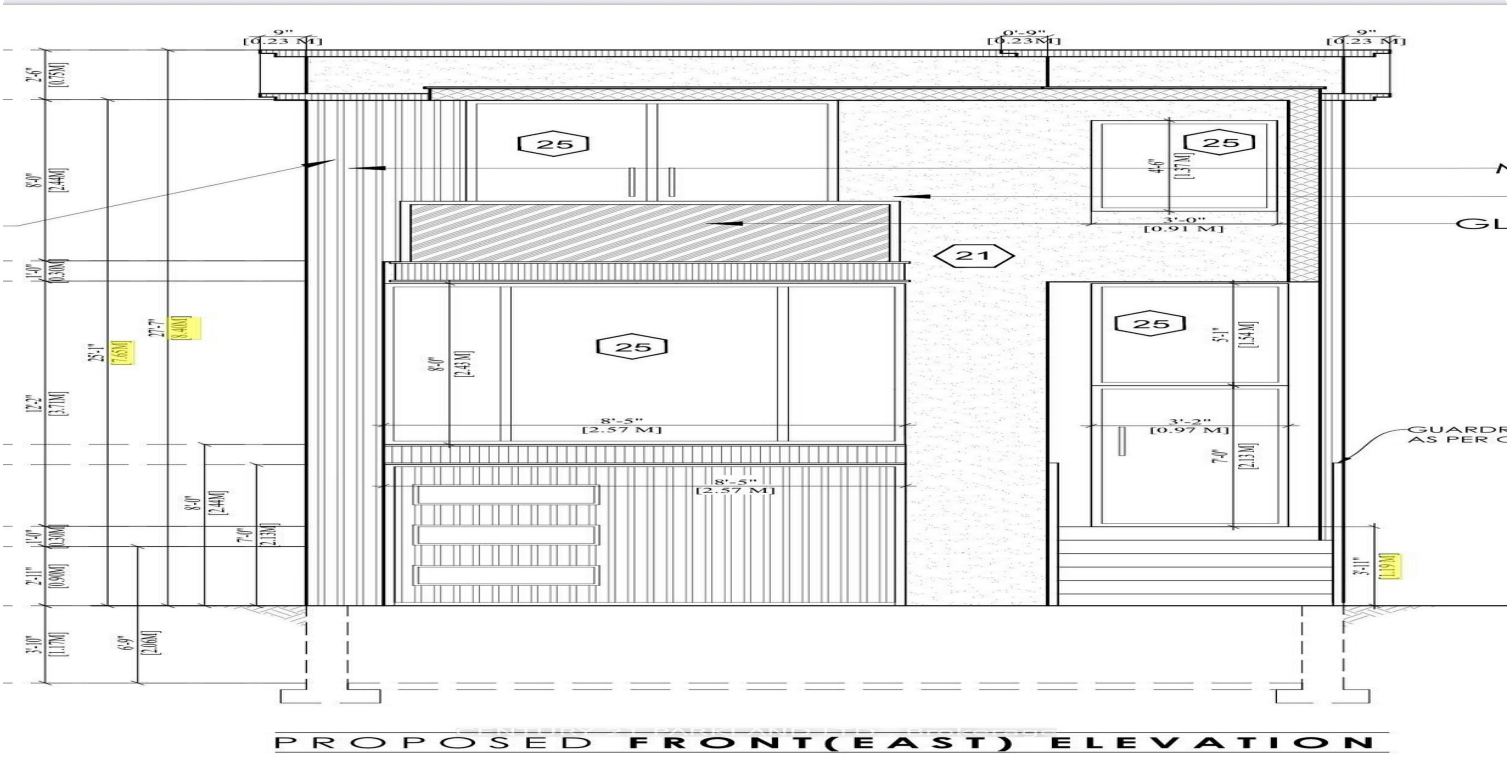




FOR SALE

DETACHED

MLS# E13600252

# 114 Eaton Avenue, Toronto, ON M4J 2Z7

Danforth, Toronto · M4J 2Z7

C\$ 1,099,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 1         | 900   | 0       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Permit-Ready Development Opportunity! Build Approximately 2,200 Sq. Ft. Plus a Legal 2-Bedroom Basement Apartment (Legal Duplex). An Exceptional Opportunity for Homeowners, Investors, Or Builders-Ideal to Live In, Generate Rental Income, Or Build New. Located in a Prime East York Neighbourhood, Just A Short Walk to Pape Subway Station and Within the Highly Sought-After Riverdale Collegiate Institute School District. All Development Fees Have Been Paid, Allowing Construction to Begin Without Delay. Approved Permits Are in Place for a 4-Bedroom, 5-Bathroom Home with a Legal Secondary Suite. a Rare Turnkey Investment Opportunity in one of Toronto's Most Desirable Communities.

### FEATURES

✓ Basement

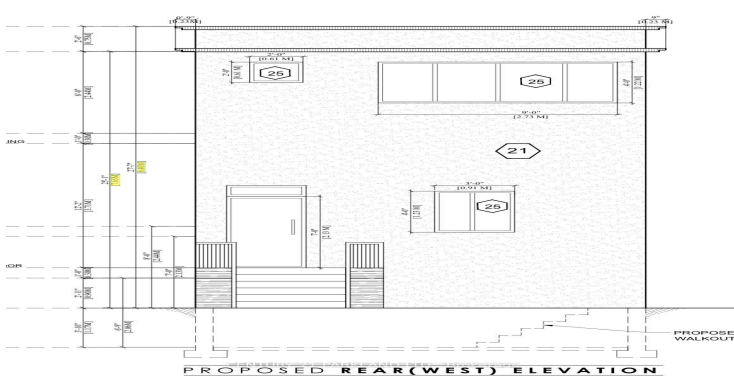
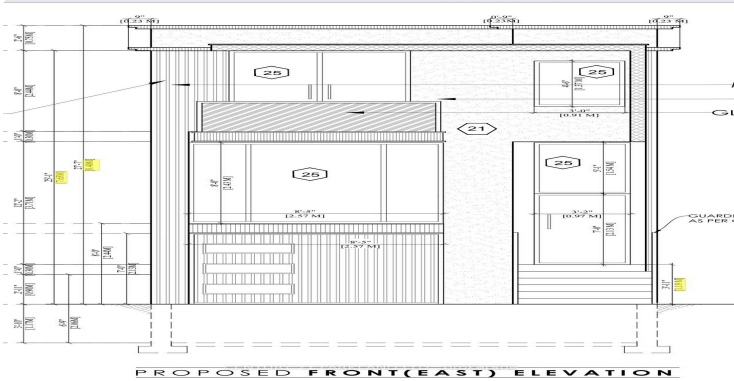
### PROPERTY DETAILS

|                |               |
|----------------|---------------|
| PROPERTY TYPE  | Detached      |
| LISTING STATUS | For Sale      |
| STYLE          | Bungalow      |
| PROPERTY TYPE  | Detached      |
| BASEMENT       | Full          |
| FACING         | West          |
| AREA RANGE     | 700-1100 sqft |
| ANNUAL TAX     | \$1           |
| POSTAL CODE    | M4J 2Z7       |
| NEIGHBOURHOOD  | Danforth      |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                          |
|-------------|-------|------------|-----------------------------------|
| Living Room | Main  | —          | Parquet                           |
| Kitchen     | Main  | —          | Ceramic Floor, Ceramic Backsplash |
| Bedroom     | Main  | —          | Parquet, B/I Closet               |
| Bedroom 2   | Main  | —          | Parquet, B/I Closet               |
| —           | —     | —          | —                                 |

GALLERY



## LISTING AGENT

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**Pavel Shaganenko**

CENTURY 21 PARKLAND LTD.

**Email:** pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.