



FOR SALE

DETACHED

MLS# E13721606

40 Stanland Drive, Toronto, ON M1M 2G4

Scarborough Village, Toronto · M1M 2G4

C\$ 749,000

4	4	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

ATTENTION BUILDERS, INVESTORS & VISIONARIES - YOUR NEXT OPPORTUNITY AWAITS IN SCARBOROUGH VILLAGE! Situated on a generous 45 x 101 ft. lot, this property offers an exciting opportunity to renovate, reimagine or build your custom dream home in one of Scarborough's established and highly desirable communities, subject to applicable municipal approvals. Whether you're a builder searching for your next project, an investor looking to add value, or an end-user ready to create a home tailored to your lifestyle, this property is packed with potential. Enjoy an excellent location surrounded by parks, schools, shopping, restaurants and everyday conveniences, with the beauty of the Scarborough Bluffs just minutes away. Steps to Mason Park and conveniently connected to TTC, GO Transit and major highways, making commuting throughout the city easy. 45 x 101 FT. LOT. PRIME SCARBOROUGH LOCATION. ENDLESS POSSIBILITIES. Bring your plans, your vision and your creativity - opportunities like this are increasingly hard to find. Property is being sold in "As Is, Where Is" condition. Buyer/Buyer's Agent to conduct their own due diligence regarding zoning, building possibilities, intended use and all applicable municipal requirements.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Other
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$4,000
POSTAL CODE	M1M 2G4
NEIGHBOURHOOD	Scarborough Village

LISTING AGENT

Pavel Shaganenko

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