



FOR SALE

SEMI-DETACHED

MLS# E13814224

# 1191 Woodbine Avenue, Toronto, ON M4C 4E1

Woodbine-Lumsden, Toronto · M4C 4E1

C\$ 949,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 3         | 900   | 0       | 100+      | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Here's a turn-key investment and/or live-in opportunity; live in one unit and potentially rent out the rest! All the heavy lifting has been done! Three levels, three rented apartments, each featuring its own open concept living area / kitchen and separate bedroom. Upper unit has plate glass windows with beautiful view of backyard, and of the sunsets at the front; main floor unit has convenience of easy access to backyard, an updated kitchen, and hardwood floors; lower level unit is newly reno'd with new kitchen, including live-edge countertop, new appliances, plank flooring. Shared amenities such as laundry room with skylight, bright and leafy backyard space, enclosed front porch. Fabulous tenants are all month-to-month, but would like to stay! Currently rented for \$1,600 + \$1,735 + \$1,735 = \$5,070/mo gross. Property zoned as mixed use Residential / Commercial. Well established leafy neighbourhood offers dedicated bike path on Woodbine, Woodbine subway station, shops and cafes of Danforth Village, churches and schools only a quick 10 minute walk away, and quick access to Taylor Creek park and bike trails.

### FEATURES

- ✓ Basement
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

### PROPERTY DETAILS

|                |                              |
|----------------|------------------------------|
| PROPERTY TYPE  | Semi-Detached                |
| LISTING STATUS | For Sale                     |
| STYLE          | 2-Storey                     |
| PROPERTY TYPE  | Semi-Detached                |
| BASEMENT       | Apartment, Separate Entrance |
| FACING         | East                         |
| AGE            | 100+ years                   |
| AREA RANGE     | 700-1100 sqft                |
| ANNUAL TAX     | \$3,424                      |
| POSTAL CODE    | M4C 4E1                      |
| NEIGHBOURHOOD  | Woodbine-Lumsden             |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                               |
|-------------|-------|------------|----------------------------------------|
| Living Room | Main  | —          | Hardwood Floor, Open Concept, Window   |
| Kitchen     | Main  | —          | Tile Floor, Pot Lights, Eat-in Kitchen |
| Bedroom     | Main  | —          | Hardwood Floor, Window, Closet         |

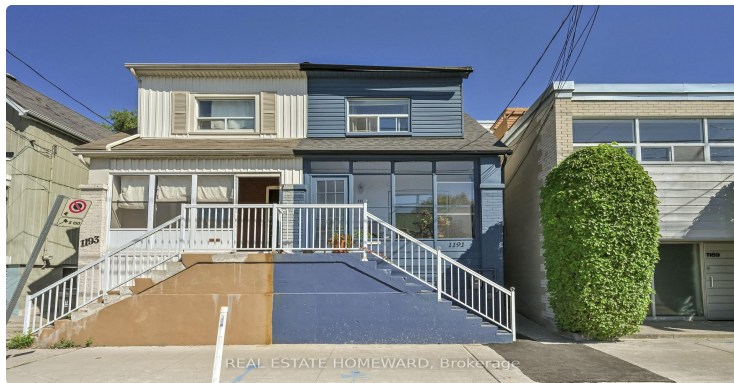
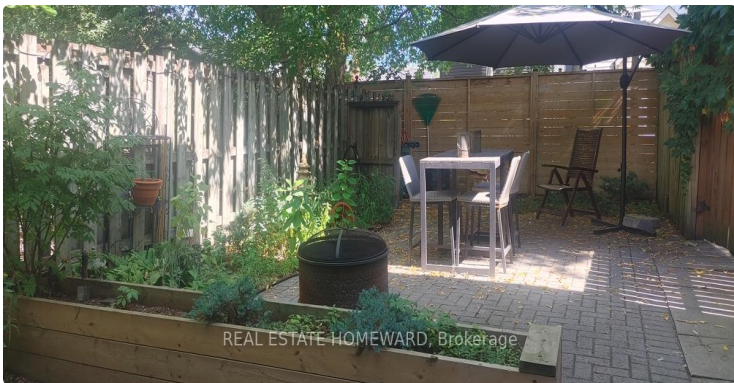
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REAL ESTATE HOMEWARD

| ROOM        | LEVEL    | DIMENSIONS | FEATURES                                    |
|-------------|----------|------------|---------------------------------------------|
| Living Room | Second   | —          | Broadloom, Large Window, Overlooks Backyard |
| Kitchen     | Second   | —          | Tile Floor, Open Concept, Combined w/Living |
| Bedroom     | Second   | —          | Window, West View, Closet                   |
| Living Room | Basement | —          | Open Concept, Pot Lights, Window            |
| Kitchen     | Basement | —          | Open Concept, Pot Lights, Vinyl Floor       |
| Bedroom     | Basement | —          | Pot Lights, Vinyl Floor, Window             |
| Laundry     | Ground   | —          | Walk-Out, Window, Tile Floor                |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

REAL ESTATE HOMEWARD

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.