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FOR SALE

DETACHED

MLS# E13852006

## 54 Westbrook Avenue, Toronto, ON M4C 2G4

Woodbine-Lumsden, Toronto · M4C 2G4

# C\$ 649,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 2         | 900   | 0       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Attention Builders, Investors & End Users! Exceptional opportunity in the sought-after Woodbine-Lumsden neighbourhood to build a custom home on a 25 x 100 ft lot. Much of the groundwork is already complete, including Committee of Adjustment approvals, architectural plans and drawings, and a comprehensive permit package substantially advanced toward final issuance. The proposed plans feature an impressive approximately 2,000 sq. ft. two-storey detached home plus a finished lower level, offering 4 bedrooms, a garage, and a thoughtfully designed layout for modern family living. An outstanding opportunity for a builder to take over an advanced project or for an end user to create a personalized custom home without starting the lengthy design and approvals process from scratch. Situated on a quiet residential street in an established East York neighbourhood, close to the Danforth, TTC subway, parks, schools, shops, restaurants and everyday amenities. Plans, Committee of Adjustment approvals and permit package available for review. A rare opportunity to move a custom-build project significantly forward in a highly desirable Toronto location.... Complete Plans, Approvals & Permit package include with the sale.... Flexible closing

## FEATURES

✓ Basement

## PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Detached          |
| LISTING STATUS | For Sale          |
| STYLE          | Bungalow          |
| PROPERTY TYPE  | Detached          |
| BASEMENT       | Separate Entrance |
| FACING         | North             |
| AREA RANGE     | 700-1100 sqft     |
| ANNUAL TAX     | \$4,087           |
| POSTAL CODE    | M4C 2G4           |
| NEIGHBOURHOOD  | Woodbine-Lumsden  |

GALLERY



## LISTING AGENT

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