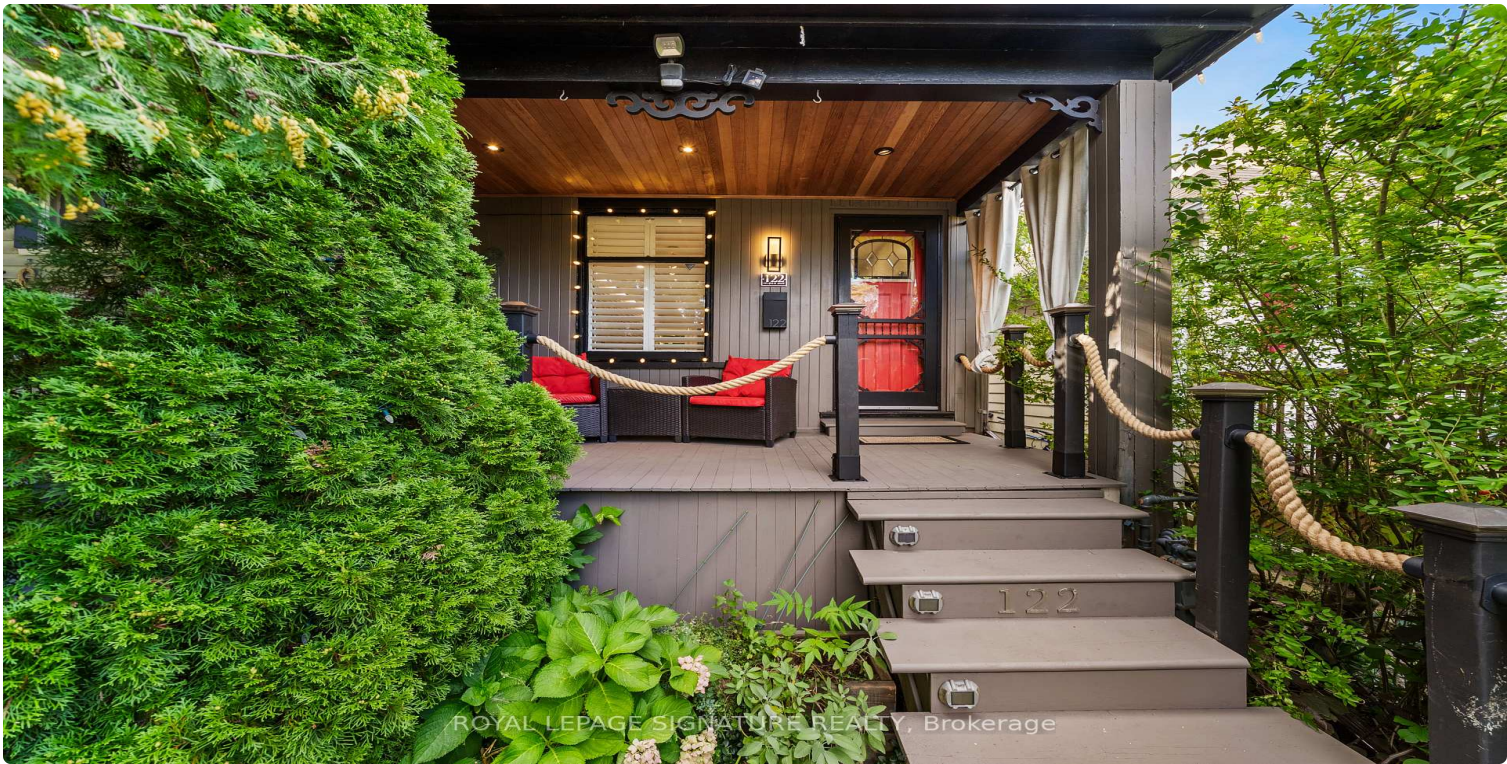




ROYAL LEPAGE SIGNATURE REALTY, Brokerage

FOR SALE

DETACHED

MLS# E14110220

122 Duverniet Avenue, Toronto, ON M4E 1V4

East End-Danforth, Toronto · M4E 1V4

C\$ 1,199,000

4	2	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Stunning, Extensively Renovated Detached Home In The Highly Sought-After Upper Beaches! Thoughtfully Updated By The Current Owners With Significant Investment Throughout, This Move-In-Ready Home Beautifully Blends Character, Style And Modern Convenience. The Bright Open-Concept Main Floor Features New Flooring, Pot Lights, California Shutters And A Striking Textured Brick-Veneer Feature Wall With Cozy Gas Fireplace. The Dining Area Is Enhanced With LED Strip Lighting, While The Upgraded Kitchen Features Refreshed Cabinetry, Double Sink, Touch-Sensor Faucet And A Handcrafted Tree Of Life Sliding Barn Door Adding A Truly Unique Designer Touch. Three Bedrooms Upstairs, Plus A Completely Finished Lower Level Offering Valuable Additional Living Space, A Second 4-Piece Bathroom With Shower And Beautifully Finished Laundry Area. New Flooring Extends Throughout The Home With The Exception Of The Existing Upper-Level Bathroom. Extensive Electrical And Lighting Upgrades Include Pot Lights Throughout And Smart Automated Lighting With Multiple Colour Settings That Can Be Controlled Individually Or In Groups. Major Improvements Include A New Shingle Roof (August 2025), Furnace, Tankless Hot Water System And Appliances (2022), With All Equipment Owned And No Rental Equipment To Assume. The Upgrades Continue Outdoors With A Beautifully Finished Front Porch Featuring A Cedar Ceiling And Pot Lights, While The Private Backyard Has Been Transformed Into A Peaceful Urban Oasis, Perfect For Relaxing And Entertaining. A Custom Entry Organizer Adds Function And Style To The Foyer. Front-Yard Parking And A Deep 117-Ft Lot Complete This Exceptional Home. Ideally Located Close To The Beach, Parks, Schools, Shops, Restaurants And Transit. A Truly Turnkey Upper Beach Home Where The Major Work Has Already Been Done, Just Move In And Enjoy!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

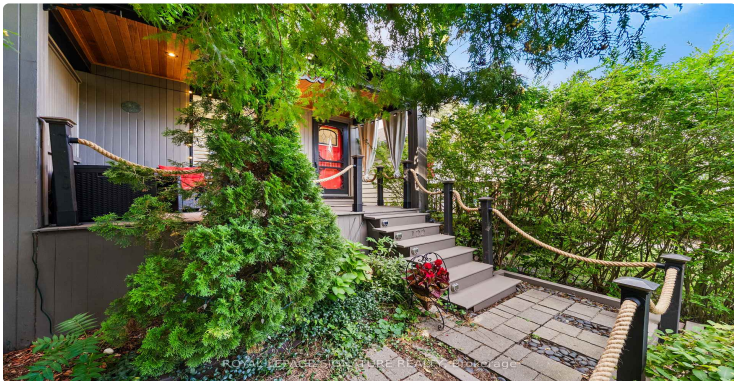
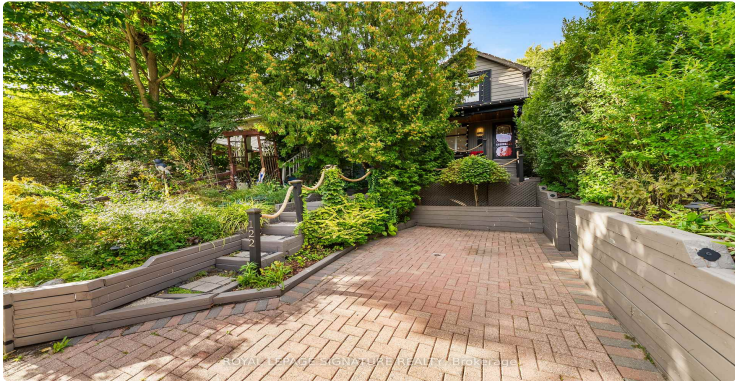
PROPERTY DETAILS

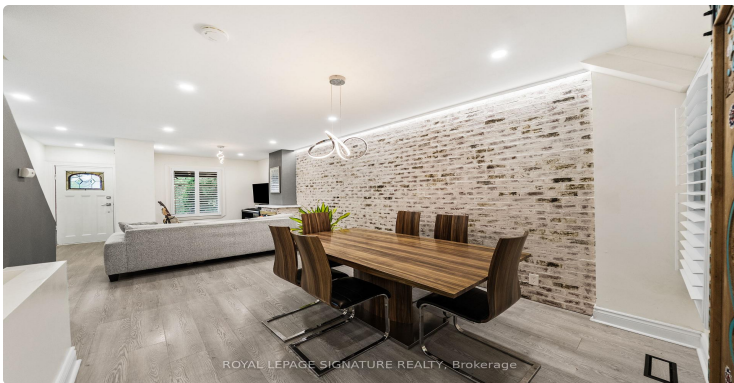
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$5,296
POSTAL CODE	M4E 1V4
NEIGHBOURHOOD	East End-Danforth

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	4.59 x 4.01	Open Concept, Gas Fireplace, Overlooks Frontyard
Dining Room	Main	3.62 x 3.16	Combined w/Living, Bamboo, Walk Through
Kitchen	Main	3.59 x 2.75	Bamboo, Corian Counter, W/O To Garden
Primary Bedroom	Second	3.39 x 3.12	Carpet Free, Walk-In Closet(s), Overlooks Frontyard
Bedroom 2	Second	3.03 x 2.52	Carpet Free, Closet, Window
Bedroom 3	Second	3.60 x 2.90	Carpet Free, Window, Overlooks Backyard
Bedroom 4	Basement	5.84 x 3.67	Combined w/Laundry, 4 Pc Ensuite, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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.