FOR SALE | SEMI-DETACHED | MLS# E14123792

105 Lee Avenue, Toronto, ON M4E 2P2

The Beaches, Toronto · M4E 2P2

C$ 1,479,000

3	2	1,750	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A spectacular, fully renovated 2-unit residence in PRIME BEACH, turnkey, versatile, & brilliantly located. This exceptional 2.5-storey brick home offers a gorgeous 2-bedroom, 2-storey upper suite plus a beautifully renovated 1-bedroom main & lower suite, creating endless possibilities for end-users, empty nesters, multi-generational families, investors, or anyone seeking a stylish pied-a-terre with income. It can also be converted back into a spacious single-family home. Great curb appeal with a large charming covered front porch & skylight that fills the main level with natural light. Inside, the main-floor suite features a large front hall closet, hardwood floors, open-concept living & dining areas & a modern kitchen with stone counters, gas stove, & walkout to a landscaped rear garden complete with stone patio, low-maintenance turf, & a double-wide shed with dedicated storage for each unit. The lower level offers luxury vinyl floors, laundry, two walk-in closets, a renovated bathroom with double sinks, office nook, king-sized bedroom, & excellent storage. The upper suite is a showstopper. A welcoming entry with storage & coat closet leads to a sun-filled open-concept living space with hardwood floors & pot lights. The dining area easily seats eight, while the renovated kitchen offers abundant cabinetry, counter space, breakfast bar, large pantry, & in-suite laundry. Upstairs, the king-sized primary bedroom features double closets, alongside a second generous bedroom with 2 double closets & walkout to a private rooftop deck, a hidden retreat in the treetops. Whether you're seeking income potential, a smart investment, or the perfect forever home, this property delivers. Set on a quiet residential street just steps from Queen Street East cafes, shops, Kew Gardens, the library, LCBO, Shoppers Drug Mart, grocery store & the lake, this location offers a true walk-everywhere lifestyle. A rare, flexible, beautifully renovated Beach home in an unbeatable location.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Beach
- ✓ Lake/Pond
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Separate Entrance
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	1 spaces
ANNUAL TAX	$7,488
POSTAL CODE	M4E 2P2
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Closet, Combined w/Dining
Dining Room	Main	—	Hardwood Floor, East View, Large Window
Kitchen	Main	—	W/O To Yard, Stone Counters, Pot Lights
Primary Bedroom	Basement	—	5 Pc Bath, Above Grade Window, Pot Lights
Den	Basement	—	Vinyl Floor, Wall Sconce Lighting, Walk-In Closet(s)
Living Room	Second	—	Bay Window, Hardwood Floor, Pot Lights
Dining Room	Second	—	Hardwood Floor, Pot Lights, Open Concept
Kitchen	Second	—	Breakfast Bar, Pantry, Combined w/Laundry
Primary Bedroom	Third	—	4 Pc Bath, Double Closet, Overlooks Frontyard
Bedroom 2	Third	—	W/O To Sundeck, Double Closet, Hardwood Floor

GALLERY

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