

FOR LEASE | DUPLEX | MLS# E14147098

9 Hambly Avenue Upper, Toronto, ON M4E 2R5

The Beaches, Toronto · M4E 2R5

C$ 4,200/mo

4	2	1,750	1	100+	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Architecturally designed and masterfully renovated in 2022, this 1,503 sq ft, 3-storey home seamlessly blends clean Scandinavian lines with Mid-Century modern luxury. You'll stay comfortable with 4 Air Conditioning & Heat Pump units (2 per floor), and breathe easier with the Heat Recovery Ventilation (HRV.) Radiant heated floors throughout will keep your feet toasty-warm when it's chilly out. Up the 2nd Floor, the bright eat-in kitchen welcomes the morning sun on two sides, with east-facing floor-to-ceiling windows and Juliette balcony, plus a south-facing walkout balcony. Your inner chef will appreciate the stainless steel gas stove, family-sized fridge, built-in dishwasher and over-the-range microwave oven. The cozy central living room beckons you to relax and unwind, which also walks out to the balcony connected to the kitchen. A lovely 3-piece bath is located next to the living room. At the far end, the primary bedroom is graced by a delightful west-facing bay window to catch the evening sunsets. Up the floating stairs to the 3rd Floor, discover a 4-piece bath with a double sink and shower, a convenient stacked laundry closet in the hall, and two additional bedrooms - perfect for kids, a home office or weekend guests. The lofty open den is the ideal spot to curl up with a book; from the den, walk out the glass balcony doors to a sun-soaked private rooftop terrace. An electric vehicle charger is available and sub-metered to the hydro utility. Parking at the back of the property is available at an additional $100 (ideal for smaller vehicles, not over-sized SUVs.) Steps away to Kew Gardens, Kew Beach, the Boardwalk, Schools, Recreation Centre, Library, and all of the vibrant shops, cafés & restaurants along Queen Street. This culturally rich, beachside neighbourhood offers a peaceful residential setting, with quick & easy access to the to the city's busy downtown core. This is it, come live your best life by the beach!

FEATURES

- ✓ Garage
- ✓ Beach
- ✓ Electric Car Charger
- ✓ Lake/Pond
- ✓ Library
- ✓ Park
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Lease
STYLE	3-Storey
PROPERTY TYPE	Duplex
FACING	East
AGE	100+ years
AREA RANGE	1500-2000 sqft
PARKING	1 spaces
POSTAL CODE	M4E 2R5
NEIGHBOURHOOD	The Beaches

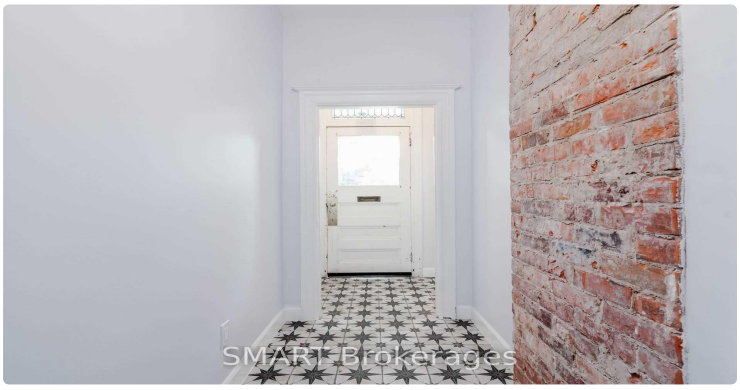
ROOM BREAKDOWN

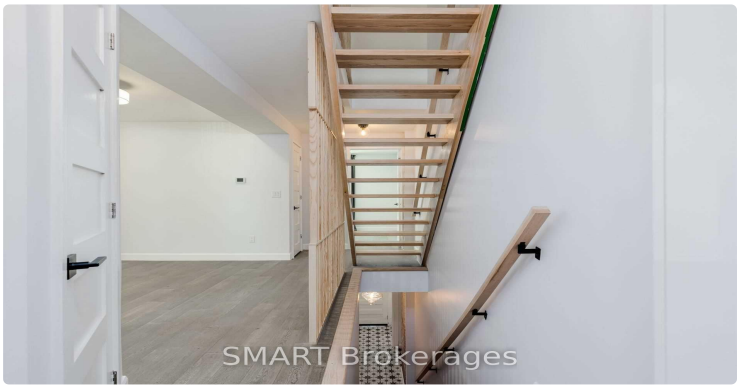
ROOM	LEVEL	DIMENSIONS	FEATURES

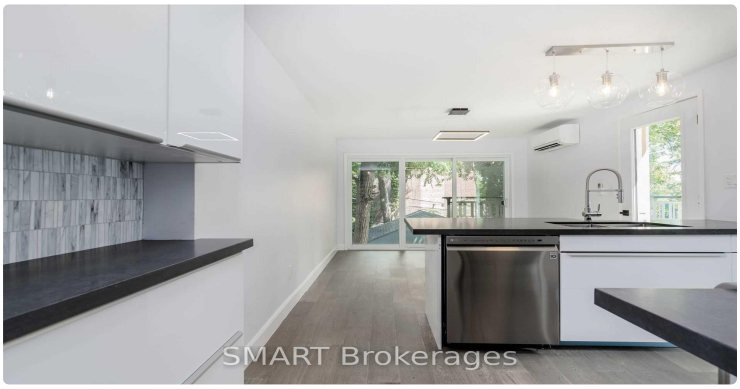
Kitchen	Second	—	Hardwood Floor, Breakfast Bar, W/O To Balcony
Dining Room	Second	—	Hardwood Floor, Combined w/Kitchen, Window Floor to Ceiling
Living Room	Second	—	Hardwood Floor, Open Stairs, W/O To Balcony
Other	Second	—	Balcony, South View
Primary Bedroom	Second	—	Hardwood Floor, Double Closet, Bay Window
Bathroom	Second	—	Tile Floor, Window, 3 Pc Bath
Bathroom	Third	—	Tile Floor, Double Sink, 4 Pc Bath
Bedroom 2	Third	—	Hardwood Floor, Large Closet, Window
Bedroom 3	Third	—	Hardwood Floor, Closet, Large Window
Den	Third	—	Hardwood Floor, Pot Lights, W/O To Balcony
Other	Third	—	Balcony, SE View

GALLERY

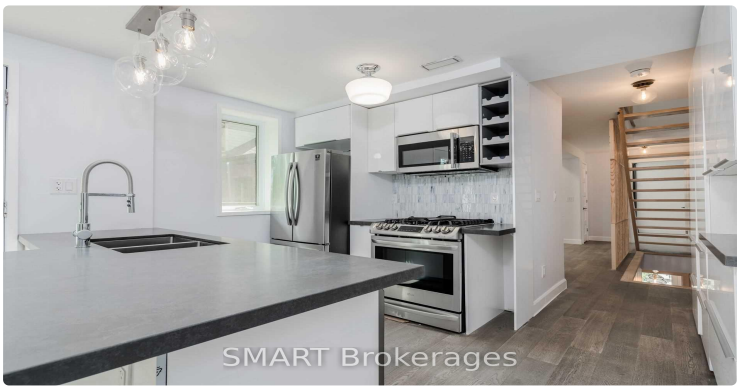

SMART Brokerages

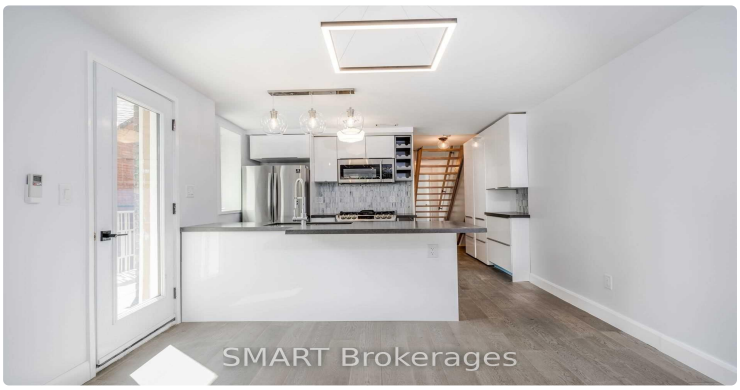

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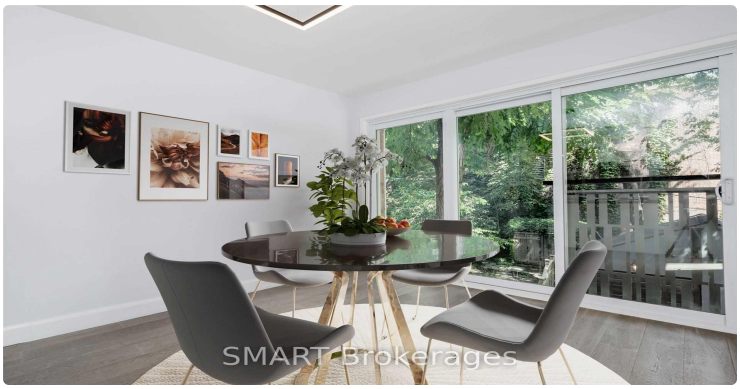

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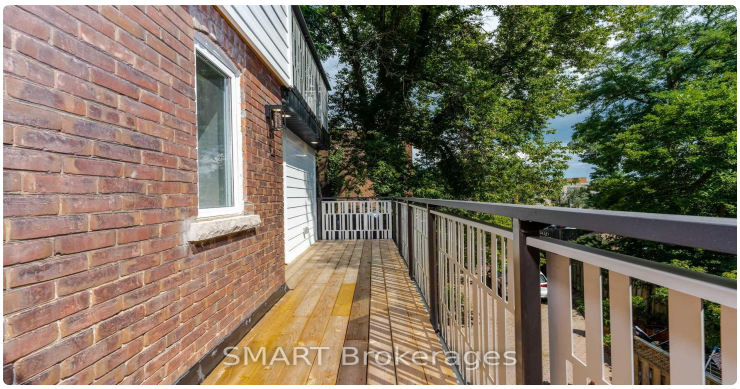

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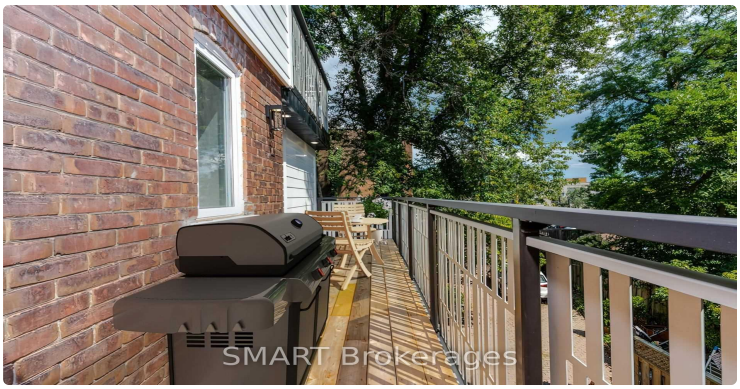

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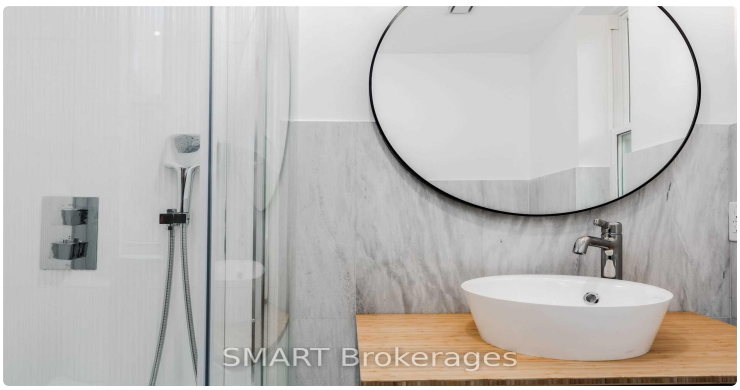

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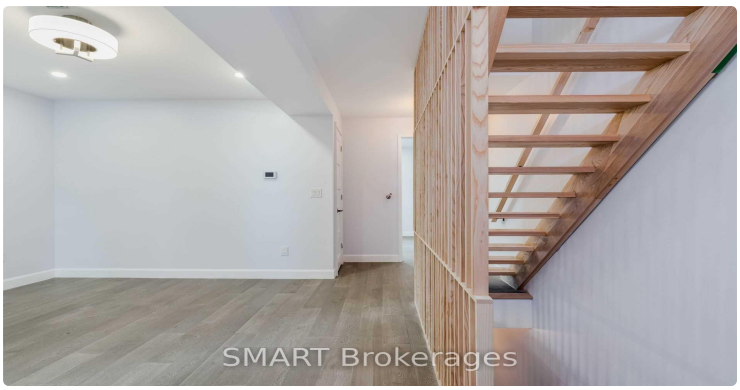

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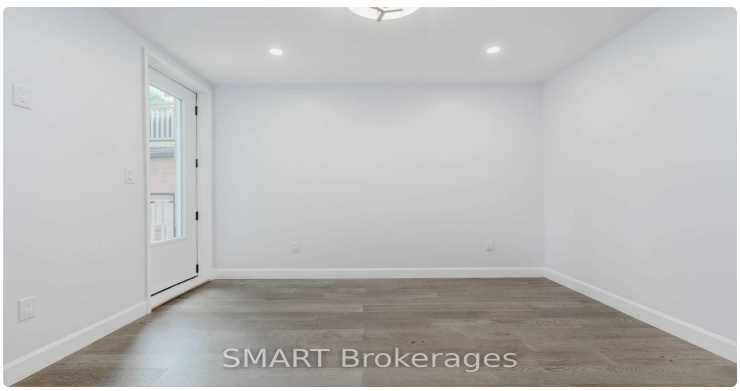

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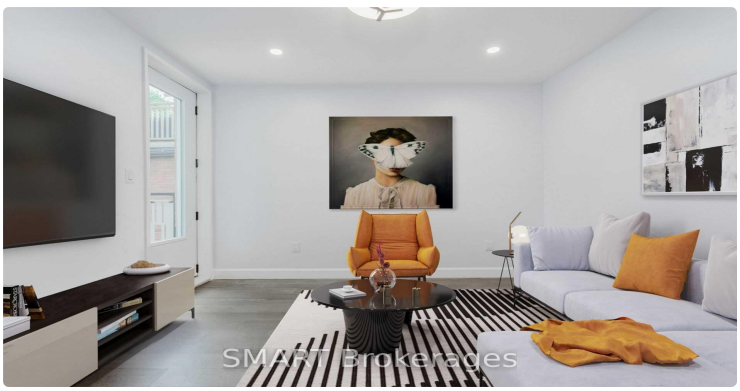

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LISTING AGENT

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