

FOR LEASE | SEMI-DETACHED | MLS# E14177432

99 Boultbee Avenue Upper, Toronto, ON M4J 1B2

Blake-Jones, Toronto · M4J 1B2

C$ 3,500/mo

3	1	1,300	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Charming 3-bedroom home in the Pocket! Tucked away on a quiet, treed street, this inviting main and second floor unit features a bright south-facing eat-in kitchen, an open-concept living and dining area, shared basement laundry, and a walkout to the back deck and fenced backyard. Enjoy proximity to some of Leslieville's favourite restaurants and bars, including Poor Romeo, Wynona, Pinkerton's and Vatican Gift Shop. Just a short walk to the Danforth-Bloor TTC subway line and Gerrard St. streetcar, with easy commuting by bike, transit, or car. Enjoy the friendly neighbourhood atmosphere, with street parties and seasonal events at Phin Park.

FEATURES

- ✓ Basement
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Fenced Yard

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment
FACING	South
AREA RANGE	1100-1500 sqft
POSTAL CODE	M4J 1B2
NEIGHBOURHOOD	Blake-Jones

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	3.51 x 3.10	Hardwood Floor, Large Window, Overlooks Garden
Dining Room	Main	3.66 x 3.10	Hardwood Floor, Combined w/Living, Window
Kitchen	Main	4.65 x 3.55	Eat-in Kitchen, Breakfast Bar, W/O To Deck
Primary Bedroom	Second	3.27 x 3.93	Hardwood Floor, Closet, Window
Bedroom 2	Second	3.94 x 3.08	Hardwood Floor, Closet, Window
Bedroom 3	Second	2.93 x 3.57	Hardwood Floor, Overlooks Garden, Window

GALLERY


UNION REALTY BROKERAGE INC.


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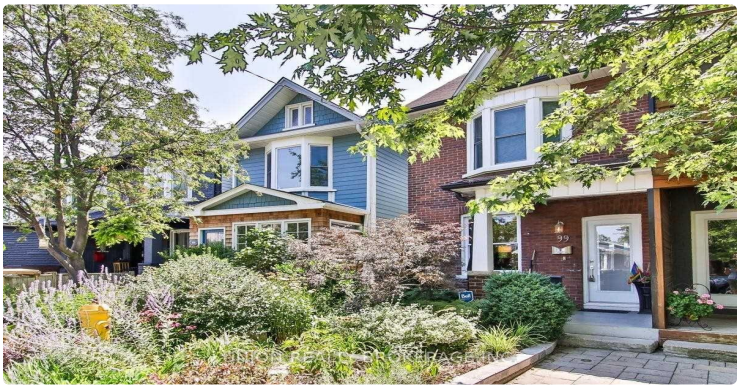
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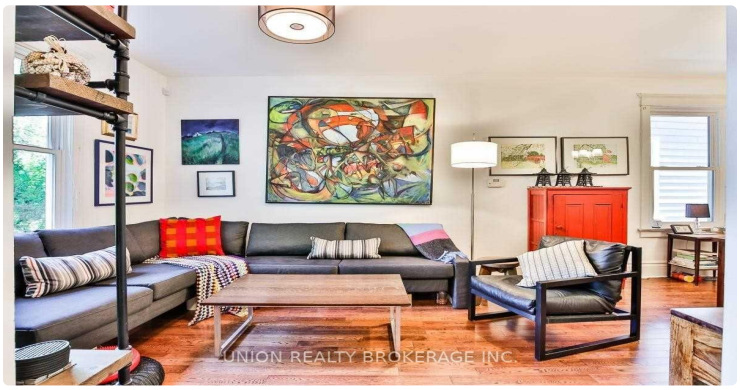
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LISTING AGENT

Pavel Shaganenko

UNION REALTY BROKERAGE INC.

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