



FOR SALE

DUPLEX

MLS# W13145942

# 140 Ascot Avenue, Toronto, ON M6E 1G4

Corso Italia-Davenport, Toronto · M6E 1G4

C\$ 1,650,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 7        | 5         | 1,750 | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

\*\*\* Visit the REALTOR website for further information about this Listing \*\*\* A rare gem with endless possibilities: Two move-in-ready family homes on one large lot in coveted Corso Italia - lived in and loved by two brothers and their growing families over the last 12 years, now ready for its next chapter. Ideal for multigenerational living, easy co-ownership, or live in one home while renting the other as a powerful income support. The property offers warm, spacious family living on one of Corso Italia's best streets. The main home features open living/dining area along with a number of recent renovations - updated kitchen and finishes, new tiles, staircase, vinyl siding - 3 upstairs bedrooms and renovated 3-piece bath. Finished basement features open rec room with new vinyl flooring, 4th bedroom (currently used as storage), renovated 3-piece bathroom, washer/dryer. Potential for partial-unit short-term rental operation (buyer to verify current bylaws and registration). In the rear laneway, is a 2-storey home built in 2021. Not your average "laneway suite," this build maximizes as-of-right bylaw providing identical above grade square footage to the main house. Single car parking pad leads to private entrance and into open-concept layout, with oversized windows, patio doors, quartz kitchen countertops, marble backsplash, main floor powder room, and stacked washer/dryer. Bright second floor with 2 skylights, master bedroom with walk-in closet & 3-piece ensuite, two additional bedrooms and 3-piece bath. Energy-efficient with iFlow HVAC, tankless heater, LED lighting, and NEMA 6-15 Tesla charger outlet. Beautiful shared backyard perfect for family barbecues, kids' play, or quiet coffee - all on one easy-to-manage lot. Steps to shops, restaurants, parks, schools and transit in vibrant Corso Italia. Own a piece of Toronto that truly works for your family and your future.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Electric Car Charger
- ✓ Fenced Yard
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

### PROPERTY DETAILS

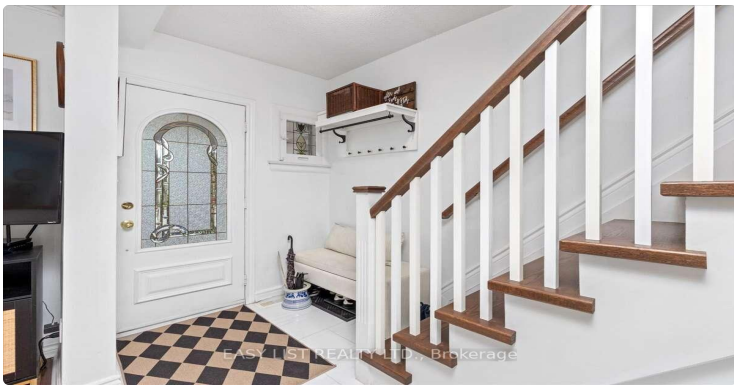
|                |                        |
|----------------|------------------------|
| PROPERTY TYPE  | Duplex                 |
| LISTING STATUS | For Sale               |
| STYLE          | 2-Storey               |
| PROPERTY TYPE  | Duplex                 |
| BASEMENT       | Finished, Full         |
| FACING         | South                  |
| AREA RANGE     | 1500-2000 sqft         |
| PARKING        | 1 spaces               |
| ANNUAL TAX     | \$6,986                |
| POSTAL CODE    | M6E 1G4                |
| NEIGHBOURHOOD  | Corso Italia-Davenport |

## ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS | FEATURES |
|-----------------|----------|------------|----------|
| —               | Main     | —          | —        |
| Dining Room     | Main     | —          | —        |
| Kitchen         | Main     | —          | —        |
| Primary Bedroom | Second   | —          | —        |
| Bedroom 2       | Second   | —          | —        |
| Bedroom 3       | Second   | —          | —        |
| Bedroom 4       | Basement | —          | —        |
| Living Room     | Main     | —          | —        |
| Kitchen         | Main     | —          | —        |
| Primary Bedroom | Second   | —          | —        |
| Bedroom 2       | Second   | —          | —        |
| Bedroom 3       | Second   | —          | —        |

GALLERY





## LISTING AGENT

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