



FOR SALE

SEMI-DETACHED

MLS# W13422802

# 5 Marina Avenue, Toronto, ON M8W 1J8

Long Branch, Toronto · M8W 1J8

C\$ 1,649,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 6        | 4         | 1,750 | 3       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to 5 Marina Ave! This premium, quality-built 2-story semi-detached home (built 2025) perfectly combines modern luxury with an unbeatable coastal-urban lifestyle. Steps from the water in vibrant Etobicoke (Long Branch), the main residence features 1,857 sq ft of sun-drenched space, including 4 bedrooms and 3 total bathrooms. The stunning primary suite boasts a private balcony and a spa-like ensuite with a soaker tub. Enjoy high-end finishes, an attached garage, a double driveway, a fenced yard, and a covered back deck perfect for entertaining. Eco-friendly electric heat pumps provide efficient heating and cooling.THE ULTIMATE MORTGAGE HELPER: A major standout feature is the completely self-contained lower-level apartment. Featuring 2 bedrooms, a full bathroom, separate laundry, and its own independent heating/cooling/hot water systems, potential income generator netting \$2,300/month!Location Perks: 3 blocks to Lake Ontario, 1 block to the streetcar, 5 mins to the GO Train, and just 15 mins to Downtown Toronto or Pearson Airport. Turn-key luxury with cash flow!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ School
- ✓ Public Transit
- ✓ Lake/Pond
- ✓ Cul de Sac/Dead End

### PROPERTY DETAILS

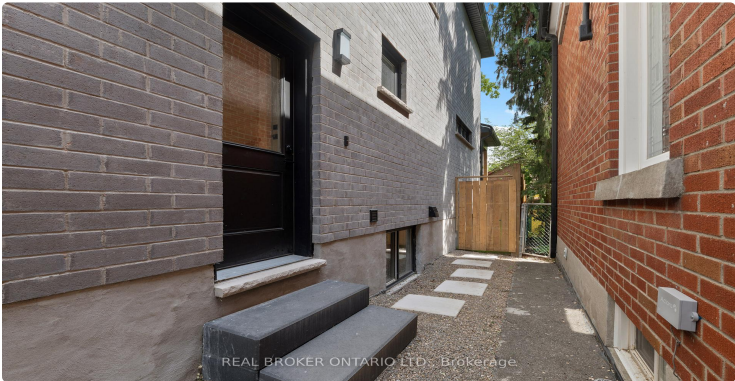
|                |                                     |
|----------------|-------------------------------------|
| PROPERTY TYPE  | Semi-Detached                       |
| LISTING STATUS | For Sale                            |
| STYLE          | 2-Storey                            |
| PROPERTY TYPE  | Semi-Detached                       |
| BASEMENT       | Apartment, Partially Finished, Full |
| FACING         | South                               |
| AREA RANGE     | 1500-2000 sqft                      |
| PARKING        | 3 spaces                            |
| ANNUAL TAX     | \$6,681                             |
| POSTAL CODE    | M8W 1J8                             |
| NEIGHBOURHOOD  | Long Branch                         |

## ROOM BREAKDOWN

| ROOM                                 | LEVEL | DIMENSIONS | FEATURES                 |
|--------------------------------------|-------|------------|--------------------------|
| Great Room                           | Main  | —          | —                        |
| Kitchen                              | Main  | —          | —                        |
| Foyer                                | Main  | —          | —                        |
| 5 Marina Avenue, Toronto, ON M8W 1J8 |       |            | REAL BROKER ONTARIO LTD. |

| ROOM        | LEVEL    | DIMENSIONS | FEATURES     |
|-------------|----------|------------|--------------|
| Bedroom     | Second   | —          | —            |
| Bedroom 2   | Second   | —          | —            |
| Bedroom 3   | Second   | —          | —            |
| Bedroom 4   | Second   | —          | —            |
| Bedroom 5   | Basement | —          | —            |
| Bedroom     | Basement | —          | —            |
| Living Room | Basement | —          | —            |
| Kitchen     | Basement | —          | —            |
| Bathroom    | Main     | —          | 2 Pc Bath    |
| Bathroom    | Second   | —          | 4 Pc Ensuite |
| Bathroom    | Second   | —          | 3 Pc Bath    |
| Bathroom    | Basement | —          | 3 Pc Bath    |

GALLERY





## LISTING AGENT

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