



FOR SALE

CONDO TOWNHOUSE

MLS# W13539408

262 John Garland Boulevard 209, Toronto, ON M9V 1N8

West Humber-Clairville, Toronto · M9V 1N8

C\$ 585,000

4	3	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This bright, south-exposure, sun-filled, rare three-story, three plus one - bedroom, three-washroom condo townhome offers exceptional value. The studio-style finished basement, with outdoor access, full bath, and kitchen, offers great rental or family flexibility. A privately enclosed front patio boasts a beautiful flower garden with automatic watering and solar motion-detector lighting perfect for hosting gatherings, enjoying meals in the open air, or relaxing. The raised main floor seamlessly unites the living, dining, and kitchen areas on one elegant level, featuring porcelain flooring and sleek pot lights. A convenient main-floor new washroom(2026), a beautifully renovated kitchen with quartz countertop and new Cabinets(2025), updated bathrooms(2025), fresh paint(2026), and new window coverings(2026) add modern appeal. Owned New Furnace, Ac(2026), Water heater, water softener, and Air humidifier save you monthly extra charges. Maintenance fee covers cable TV and High speed Internet which also save you monthly charges. Close to Highways 7, 27, and 401. Steps to TTC, New Finch west LRT route. shopping, parks, licensed child care and schools, just 5 minutes drive to Humber College North Campus. Steps to Etobicoke General Hospital. It is a rare opportunity for end users, investors, students and first time home buyers.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Condo Townhouse
BASEMENT	Finished
AREA RANGE	1200-1399 sqft
PARKING	1 spaces
ANNUAL TAX	\$951
POSTAL CODE	M9V 1N8
NEIGHBOURHOOD	West Humber-Clairville

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	—	Mirrored Closet, Vinyl Floor, South View
Bedroom 2	Third	—	Mirrored Closet, Vinyl Floor, South View
Bedroom 3	Third	—	Mirrored Closet, Vinyl Floor, South View

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KAMALI GROUP REALTY

GALLERY





LISTING AGENT

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