



FOR SALE

DETACHED

MLS# W13601416

# 77 Brandon Avenue, Toronto, ON M6H 2E2

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 2E2

C\$ 1,268,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 3         | 1,300 | 0       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Exceptional investment opportunity in the highly desirable Dovercourt-Wallace Emerson-Junction! This well maintained detached 2-storey home features three self contained apartments, all currently tenanted by excellent long term tenants, making it a real turnkey investment or future owner occupied property. Offering approximately 1500 sqft of living space. The home showcases renovated bathrooms, hardwood floors and central air conditioning for year-round comfort. The basement offers two separate entrance, providing added convenience and flexibility outside, enjoy generously sized porch with backyard perfect for relaxing, entertaining or gardening. Ideally situated in a vibrant, family-friendly neighborhood, you'll be just steps from schools, churches, TTC transit, grocery stores, parks and a brand new community recreation centre. This is a rare opportunity to own a versatile income-generating property in one of Toronto's most sought-after communities. A must see!

### FEATURES

✓ Basement

### PROPERTY DETAILS

|                |                                                     |
|----------------|-----------------------------------------------------|
| PROPERTY TYPE  | Detached                                            |
| LISTING STATUS | For Sale                                            |
| STYLE          | 2-Storey                                            |
| PROPERTY TYPE  | Detached                                            |
| BASEMENT       | Finished with Walk-Out, Separate Entrance, Finished |
| FACING         | South                                               |
| AREA RANGE     | 1100-1500 sqft                                      |
| ANNUAL TAX     | \$5,218                                             |
| POSTAL CODE    | M6H 2E2                                             |
| NEIGHBOURHOOD  | Dovercourt-Wallace Emerson-Junction                 |

## ROOM BREAKDOWN

| ROOM            | LEVEL | DIMENSIONS | FEATURES                       |
|-----------------|-------|------------|--------------------------------|
| Bedroom 2       | Main  | —          | Hardwood Floor, Window         |
| Living Room     | Main  | —          | Hardwood Floor, Window, Closet |
| Kitchen         | Main  | —          | Tile Floor                     |
| Primary Bedroom | Main  | —          | Hardwood Floor, Window, Closet |

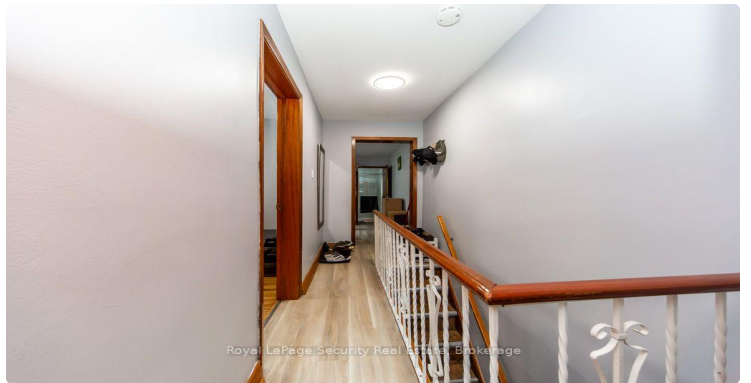
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| ROOM        | LEVEL    | DIMENSIONS | FEATURES                       |
|-------------|----------|------------|--------------------------------|
| Bedroom     | Second   | —          | Hardwood Floor, Window, Closet |
| Bedroom 2   | Second   | —          | Hardwood Floor, Window, Closet |
| Kitchen     | Second   | —          | Vinyl Floor, Window            |
| Living Room | Basement | —          | Vinyl Floor, Window            |
| Kitchen     | Basement | —          | Tile Floor, Pantry             |
| Bedroom     | Basement | —          | Laminate, Window, Closet       |

GALLERY





## LISTING AGENT

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ROYAL LEPAGE SECURITY REAL ESTATE

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