



FOR SALE

TRIPLEX

MLS# W13639074

177 Varsity Road, Toronto, ON M6S 4P5

Lambton Baby Point, Toronto · M6S 4P5

C\$ 1,215,000

7	5	2,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Lambton/Baby Point-Opportunity! Monthly rental plus owner suite! Owners suite has excellent square footage with finishing touches required. This building will attract area investors that appreciate the location and income generated from the rental units. Close to Jane and Old Mill Subway, Great schools, Humber River, the Humber River Recreational Trail, plus numerous parks and playgrounds. One of the Cities destination neighbourhoods! NOTE: Seller will be available to explain how all (3 rental units) can become full one bedroom units.Also seller can explain and suggest plans fore the owners unit!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit

PROPERTY DETAILS

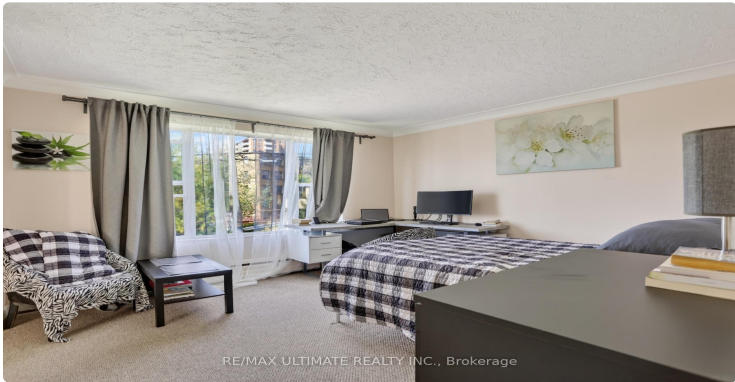
PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment, Separate Entrance
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$7,503
POSTAL CODE	M6S 4P5
NEIGHBOURHOOD	Lambton Baby Point

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Main	—	—
Breakfast	Main	—	—
Kitchen	Main	—	—
Bedroom	Main	—	—
Kitchen	Main	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Mud Room	Ground	—	—
Kitchen	Ground	—	—
Family Room	Ground	—	—
Bedroom	Ground	—	—
Utility Room	Ground	—	—
Dining Room	Main	—	—
Living Room	Main	—	—
Bedroom	Second	—	—
Den	Second	—	—
Bedroom 2	Second	—	—
Dining Room	Second	—	—
Bedroom	Second	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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