



FOR SALE

DETACHED

MLS# W13693836

40 Dixon Road, Toronto, ON M9P 2L3

Humber Heights, Toronto · M9P 2L3

C\$ 958,888

4	2	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Incredible Lot & Investment Opportunity! Rarely available 4-bedroom (3+1) detached home offering outstanding potential for investors, with two independent rental units and convenient direct access to TTC, making it ideal for potential tenants. The home also features a spacious family room addition at the rear, providing valuable extra living space. Situated on an exceptional lot with tremendous future potential. A must-see inside to truly appreciate the possibilities this property has to offer!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$4,170
POSTAL CODE	M9P 2L3
NEIGHBOURHOOD	Humber Heights

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	3.10 x 2.80	Ceramic Floor, Window
Living Room	Main	5.65 x 3.40	Laminate, Pot Lights, Window
Dining Room	Main	4.35 x 3.00	Laminate, Window
Primary Bedroom	Main	3.35 x 3.05	Hardwood Floor, Closet, Window
Bedroom 2	Main	2.45 x 2.95	Hardwood Floor, Closet, Window
Bedroom 3	Main	3.90 x 3.20	Laminate, Closet, Window
Recreation	Basement	3.25 x 3.10	Laminate, Combined w/Br, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 4	Basement	5.00 x 3.45	Laminate, Closet, Window
Kitchen	Basement	2.80 x 3.90	Ceramic Floor, Pot Lights, Window
Furnace Room	Basement	—	Ceramic Floor, Open Concept
Laundry	Basement	—	Concrete Floor, Window

GALLERY





LISTING AGENT

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