



PROPERTY.CA INC., Brokerage

FOR SALE

DETACHED

MLS# W13733594

9 Fairview Avenue, Toronto, ON M6P 3A2

High Park North, Toronto · M6P 3A2

C\$ 2,099,000

5	3	2,250	4	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 9 Fairview Ave - An Exceptional Opportunity In The Heart Of High Park North! This Beautiful Detached Home On A 30 Ft x 120 Ft Lot, Offers The Perfect Blend Of Lifestyle And Investment Potential. Currently Configured As Three Self-Contained Units, The Property Features A Spacious Updated Owner-Occupied Main Floor Suite, Along With Well-Appointed Tenanted Second/Third Floor And Basement Apartments Providing Immediate And Stable Rental Income. Whether You Are An Investor Seeking A Turnkey Asset, Or An End User Looking For The Perfect Family Home, This Property Delivers Outstanding Versatility And Option To Convert Back To A Single Family Residence. Pride Of Ownership Is Evident Throughout, With Bright, Modern / Updated Living Spaces With Original Details (Stained Glass, Wood Trim, Exposed Brick) And A Manicured Exterior With Abundant Curb Appeal. At The Rear Of The Property, A Double Detached Garage With One Bay Being A Rare Bonus Finished Space, Ideal For A Home Office, Studio, Gym, Or Entertainment Retreat That Connects To A Private Patio / Seating Area Equipped With A Secret Garden Wall Fountain. Situated On A Desirable Tree-Lined Street Close To Highly Desirable Humberside Collegiate, Ursula Franklin Academy, and Runnymede Public School. Only A Short Walk To High Park, TTC Subway Access, Everyday Amenities and The Best Shops, Cafes And Restaurants In Bloor West Village And The Junction. This Is A Rare Chance To Own A High-Performing/Well Maintained Income Property In One Of Toronto's Most Coveted Neighbourhoods. A Truly Unique Offering Combining Character, Flexibility, Strong Income Potential, And Exceptional Long-Term Value.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished
FACING	East
AGE	100+ years
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$10,320
POSTAL CODE	M6P 3A2
NEIGHBOURHOOD	High Park North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Lower	—	Above Grade Window, Pot Lights
Kitchen	Main	—	Stainless Steel Appl, Custom Backsplash, Centre Island
Kitchen	Second	—	Stainless Steel Appl, Quartz Counter, Hardwood Floor
Bedroom 3	Second	—	Large Window, Closet, Hardwood Floor
Kitchen	Lower	—	Above Grade Window, Tile Floor, Modern Kitchen
Living Room	Second	—	Open Concept, Large Window, W/O To Deck
Bedroom	Lower	—	Above Grade Window, Pot Lights
Office	Lower	—	Above Grade Window
Primary Bedroom	Main	—	Large Window, Hardwood Floor, Wall Sconce Lighting
Bedroom 2	Second	—	Large Window, Closet, Hardwood Floor
Dining Room	Second	—	Combined w/Living, Hardwood Floor, Pot Lights
Primary Bedroom	Third	—	Overlooks Frontyard, Closet, Pot Lights
Living Room	Main	—	Window, Hardwood Floor, B/I Shelves

GALLERY





LISTING AGENT

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