



FOR SALE

DUPLEX

MLS# W13758820

188-190 Westminster Avenue, Toronto, ON M6R 1P1

High Park-Swansea, Toronto · M6R 1P1

C\$ 3,950,000

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

ABOUT THIS PROPERTY

Welcome to Luxury Legal Duplex at 188 & 190 Westminster Avenue, Ideally Located in High Park-Swansea, Directly Across from Access to Beautiful High Park, Close to the Shops, Restaurants, Cafés, Excellent Schools, the Lake, Downtown Toronto, Subway, Gardiner Expressway, QEW and Lakeshore Boulevard. Completely rebuilt in 2019 with High-Quality Construction and Luxury Finishes. Both units feature Rift-cut Oak Hardwood Floors, Custom Solid-Wood Doors, Pot Lights Throughout, Custom-Built Kitchens with Quartz Countertops and Backsplash, Center Islands, Built-in Cabinetry, and High-End Wolf and Sub-Zero Appliances. Spray Foam Insulation and Soundproofing Provide Added Comfort and Privacy.188 Westminster Avenue features a Private entrance on the main Floor and Extends Across the Second and Third Floors, Offering 3 Bedrooms Plus a den. A Private Elevator Serves the Main Unit. The Luxurious Primary Bedroom Features a Custom-Made Closet and 5-piece Ensuite. The Den features: French doors, a High Ceiling, Large Window. The Third Floor Offers 2 Bright Bedrooms, a Separate Laundry Room, Skylights, and Access to Two Private Terraces, Front and Rear, with a BBQ.190 Westminster Avenue Offers a Bright Main-Floor Unit with 2 Bedrooms and 2 Washrooms, an Open-Concept Living and Dining Area with a Walkout to the Deck. The Primary Bedroom Features a Custom-Made Closet and 4-piece ensuite. The Finished Basement Guest Suite Offers 2 Additional Bedrooms, 2 Washrooms, a Recreation Area and Ductless Air Conditioning .Additional Features Include Heated Floors, Three Separate Laundry Areas, a Two-Car Garage, Private Fenced Backyard, Rear Patio with BBQ, Outdoor Seating Areas with Fire Pit, Separate Hydro and Gas Meters, Tankless Water Heaters and Independent Air-Circulation Systems. A Rare Opportunity to Own a Completely Rebuilt Luxury Legal Duplex with Exceptional Indoor and Outdoor Living Spaces. Ideal for Both Investment and Family Living, with an Estimated 3.9% cap rate after Expenses.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

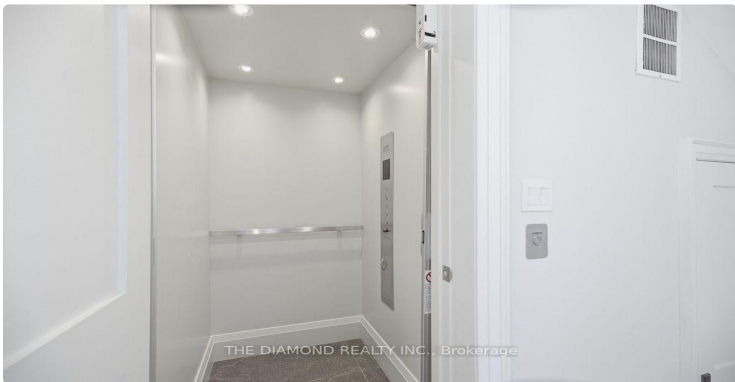
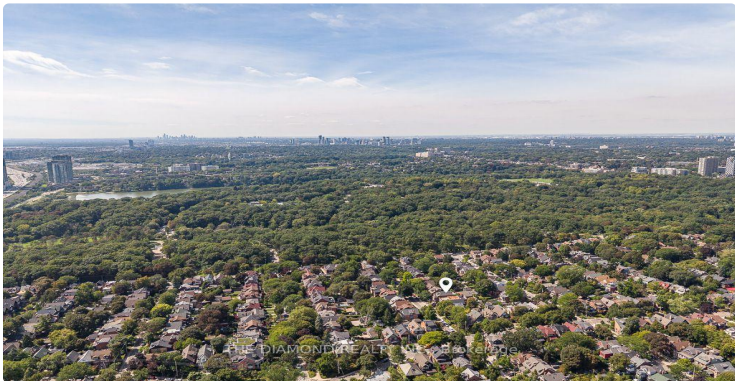
PROPERTY DETAILS

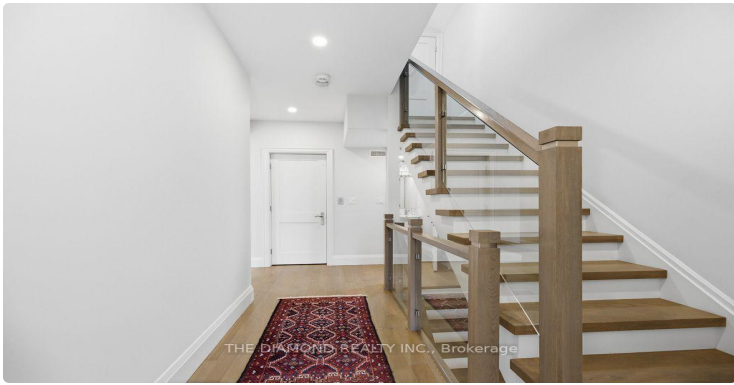
PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Duplex
BASEMENT	Finished, Separate Entrance
FACING	North
AREA RANGE	3500-5000 sqft
PARKING	4 spaces
ANNUAL TAX	\$15,799
POSTAL CODE	M6R 1P1
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	B/I Bookcase, Hardwood Floor
Family Room	Main	—	Fireplace, Pot Lights, W/O To Deck
Kitchen	Main	—	Modern Kitchen, Backsplash, Centre Island
Primary Bedroom	Main	—	4 Pc Bath, B/I Closet, Hardwood Floor
Bedroom 2	Main	—	Hardwood Floor, Pot Lights
Foyer	Main	—	Porcelain Floor, Pot Lights, Elevator
Living Room	Second	—	B/I Bookcase, Combined w/Family, Hardwood Floor
Dining Room	Second	—	Built-in Speakers, Hardwood Floor, Open Concept
Kitchen	Second	—	Hardwood Floor, Modern Kitchen, Overlooks Dining
Primary Bedroom	Second	—	B/I Closet, 5 Pc Ensuite, Hardwood Floor
Family Room	Second	—	Combined w/Dining, Gas Fireplace, Hardwood Floor
Den	Second	—	Hardwood Floor, Cathedral Ceiling(s), French Doors
Bedroom 4	Third	—	Pot Lights, Walk-In Closet(s), W/O To Terrace
Bedroom 5	Third	—	Hardwood Floor, Walk-In Closet(s), W/O To Terrace
Foyer	Third	—	W/O To Terrace, Pot Lights, Hardwood Floor
Bedroom	Basement	—	3 Pc Ensuite, Heated Floor, Pot Lights
—	Basement	—	Heated Floor, Pot Lights, Open Concept
Bedroom	Basement	—	Heated Floor, Pot Lights, Closet

GALLERY





LISTING AGENT

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.