



FOR SALE

DETACHED

MLS# W13803294

# 758 Jane Street, Toronto, ON M6N 4B9

Rockcliffe-Smythe, Toronto · M6N 4B9

C\$ 749,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 2         | 900   | 3       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Renovators, Investors & Contractors look no further for a Rare Opportunity to own a cherished home that has been in the same family for 75 years! Bring your vision and unlock the potential of this charming older home. Imagine the possibilities with the RM zoning on this property. This 3+1 Bedroom, 2 Bathroom home offers plenty of character, a generous lot with partially fenced backyard loaded with perennials. Get excited to create a modern space of your own. The Main Floor features classic retro character, a cozy layout with plenty of possibilities, principal bedroom with large custom walk-in closet & options for another bedroom, office den or larger dining area. Side entrance leads to the lower level which offers an in-law suite with additional living space, a huge workshop area, lots of storage and a bonus storage area under the large covered porch. \*\*\$7500 Seller Rebate for Heat Conversion on Closing. This generous lot provides lots of natural sunlight with the southwest exposure, a detached garage, a patio for outdoor dining and lots of room for kids to play. Enjoy the convenience of being within walking distance of several schools, shopping, the ever popular Smythe Park & Outdoor Pool and everyday amenities. Leave the car behind with the convenient access to 4 transit stops right outside. A great location, a large lot and loads of potential make this a property worth exploring!

### FEATURES

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

### PROPERTY DETAILS

|                |                                       |
|----------------|---------------------------------------|
| PROPERTY TYPE  | Detached                              |
| LISTING STATUS | For Sale                              |
| STYLE          | 1 1/2 Storey                          |
| PROPERTY TYPE  | Detached                              |
| BASEMENT       | Partially Finished, Separate Entrance |
| FACING         | West                                  |
| AREA RANGE     | 700-1100 sqft                         |
| PARKING        | 3 spaces                              |
| ANNUAL TAX     | \$3,122                               |
| POSTAL CODE    | M6N 4B9                               |
| NEIGHBOURHOOD  | Rockcliffe-Smythe                     |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                 |
|-------------|-------|------------|------------------------------------------|
| Living Room | Main  | —          | Large Window, Broadloom, Brick Fireplace |

| ROOM         | LEVEL    | DIMENSIONS | FEATURES                                    |
|--------------|----------|------------|---------------------------------------------|
| Dining Room  | Main     | —          | Large Window, Broadloom, Panelled           |
| Kitchen      | Main     | —          | Double Sink, Window, Vinyl Floor            |
| Bedroom      | Main     | —          | Walk-In Closet(s), Broadloom, Window        |
| Bedroom 2    | Main     | —          | Window, Overlooks Backyard                  |
| Bedroom 3    | Upper    | —          | Broadloom, B/I Closet, Window               |
| Den          | Upper    | —          | Broadloom, Open Concept, Window             |
| Living Room  | Basement | —          | Wainscoting, Broadloom, Window              |
| Kitchen      | Basement | —          | Vinyl Floor, Window, Dropped Ceiling        |
| Bedroom 4    | Basement | —          | Broadloom, B/I Closet, Window               |
| Utility Room | Basement | —          | Concrete Floor, Combined w/Workshop, Window |

GALLERY





## LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.