



FOR SALE

FOURPLEX

MLS# W13866628

203 Fairview Avenue, Toronto, ON M6P 3A6

Junction Area, Toronto · M6P 3A6

C\$ 1,349,000

7	4	2,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Located on a quiet, tree-lined street in Toronto's highly desirable west end Junction, this well-maintained, 2.5 storey semi-detached home, features four self contained apartments. The spacious main floor apartment, over 900 sq ft, boasts high ceilings, ensuite laundry and a walkout to a back deck and garden. The second floor apartment, equally spacious, offers a cozy gas fireplace, ensuite laundry and a western facing walk-out deck. The third floor apartment looks out onto it's own deck overlooking the tranquil backyard. The basement apartment with ceiling height of over 6'10", has it's own private entrance. The property has laneway access to a large, detached, 2 car concrete block garage. There is exciting potential to build a laneway home in accordance with Toronto city by-laws for additional income. Lanescape Property Report is attached. The property is conveniently located to public transit, desirable schools and trendy Junction shops and restaurants. For avid walkers, cyclists and nature lovers, High Park is a short walk away. With exceptional tenants and immediate cash flow, this property is a great opportunity for investors or an Owner-Operator Landlord. The third floor can be left empty upon closing for the new owner to reside. Financial information is attached. Tenants pay their own hydro. New roof 2014.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Fourplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Fourplex
BASEMENT	Apartment, Separate Entrance
FACING	West
AREA RANGE	2500-3000 sqft
PARKING	2 spaces
ANNUAL TAX	\$7,465
POSTAL CODE	M6P 3A6
NEIGHBOURHOOD	Junction Area

ROOM BREAKDOWN

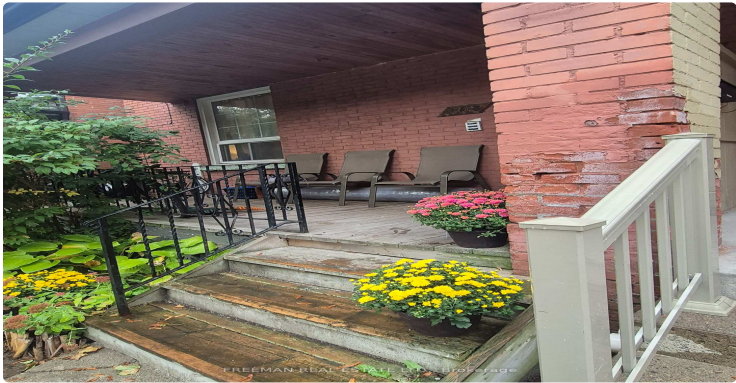
ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	—	Overlooks Backyard, Eat-in Kitchen, East View
Living Room	Ground	—	Large Window, W/O To Garden

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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Ground	—	Double Closet, Heated Floor, Window
Bedroom 2	Ground	—	Hardwood Floor, Window, West View
Living Room	Second	—	Hardwood Floor, Window, North View
Family Room	Second	—	Fireplace, Window, Overlooks Backyard
Kitchen	Second	—	Laminate, Overlooks Backyard, East View
Bedroom	Second	—	Hardwood Floor, Closet, W/O To Balcony
Bedroom 2	Second	—	Hardwood Floor, Closet, Window
Kitchen	Third	—	W/O To Deck, Window, East View
Living Room	Third	—	Hardwood Floor, Closet, Window
Bedroom	Third	—	Closet, Window, West View
Kitchen	Basement	—	—
Dining Room	Basement	—	—
Bedroom 2	Basement	—	—
Recreation	Basement	—	—

GALLERY





LISTING AGENT

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.