



PROPERTY.CA INC., Broker/Realtor

FOR SALE

DETACHED

MLS# W13875690

16 Warren Crescent, Toronto, ON M6S 4S2

Lambton Baby Point, Toronto · M6S 4S2

C\$ 849,000

3	2	1,300	2	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Located in the desirable Lambton community, this charming 1.5 storey detached home offers an exceptional opportunity to renovate, personalize, or build your dream home in one of Toronto's most sought after west end neighbourhoods. Featuring 3 bedrooms and 2 bathrooms, the home offers a functional layout and a finished basement. Set on a quiet residential street only two minutes from Humber River's scenic parks and trails, the property includes a detached one car garage, an additional driveway parking spot and a spacious backyard ideal for entertaining or relaxing in the afternoon sun. Surrounded by nature yet moments The Old Mill, Lambton Golf Course, Top Rated Schools, Shops, Grocery, Transit, Bloor West Village, and everyday amenities, this is a rare blank canvas in a neighbourhood known for its charm, convenience, and strong long term value. An outstanding opportunity for renovators, contractors, builders, and investors alike.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AGE	100+ years
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,196
POSTAL CODE	M6S 4S2
NEIGHBOURHOOD	Lambton Baby Point

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	—	—	—
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—

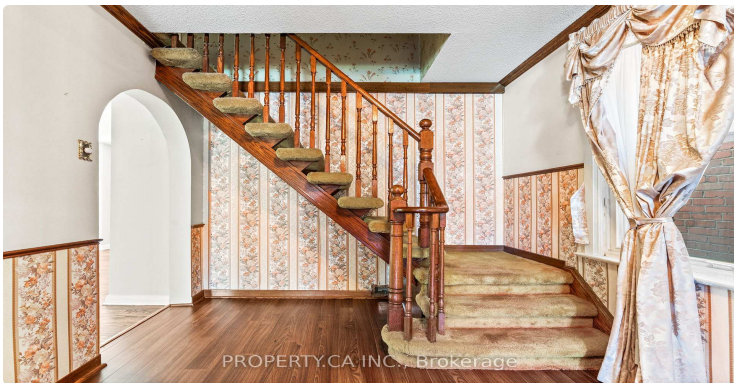
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ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	—
Dining Room	Main	—	—
Kitchen	Main	—	—

GALLERY





LISTING AGENT

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