



FOR SALE

DETACHED

MLS# W14083052

# 31 Laburnham Avenue, Toronto, ON M8W 1S6

Long Branch, Toronto · M8W 1S6

C\$ 999,999

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 3         | 1,300 | 5       | 31-50     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Exceptional Opportunity in Sought-After Long Branch, South Etobicoke. Unlock the potential of this detached two-storey home, offering approximately 1,442 sq. ft. of living space on a 31.25 x 125 ft. lot, nestled on a quiet residential street right by Laburnham Park. Featuring a 3+1 bedroom layout, three bathrooms; this property presents an outstanding opportunity for renovators, builders, investors, or end-users looking to create their dream home in a highly desirable waterfront community. Whether you envision a complete renovation, a custom-built residence, or a strategic long-term investment, the possibilities are endless. Ideally located just minutes from Lake Ontario, waterfront parks and scenic trails, Long Branch GO Station, Humber Polytechnic, schools, shopping, restaurants, and major highways, this property combines an attractive location with exceptional future potential. A rare opportunity to secure a premium lot in one of South Etobicoke's sought-after and evolving communities. Bring your vision and unlock the potential of this outstanding property!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

### PROPERTY DETAILS

|                |                          |
|----------------|--------------------------|
| PROPERTY TYPE  | Detached                 |
| LISTING STATUS | For Sale                 |
| STYLE          | 2-Storey                 |
| PROPERTY TYPE  | Detached                 |
| BASEMENT       | Full, Partially Finished |
| FACING         | South                    |
| AGE            | 31-50 years              |
| AREA RANGE     | 1100-1500 sqft           |
| PARKING        | 5 spaces                 |
| ANNUAL TAX     | \$5,080                  |
| POSTAL CODE    | M8W 1S6                  |
| NEIGHBOURHOOD  | Long Branch              |

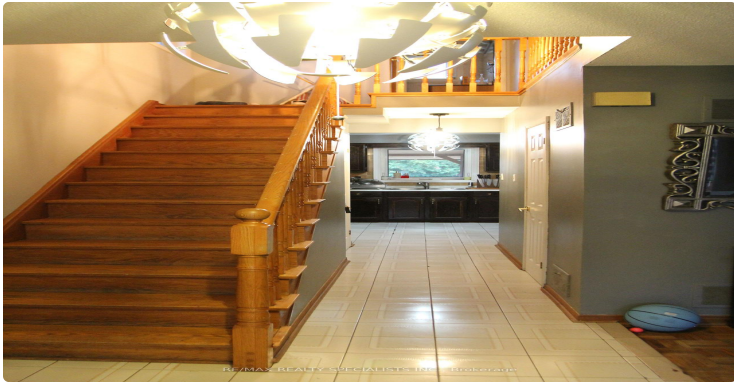
## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                        |
|-------------|-------|------------|-------------------------------------------------|
| Living Room | Main  | —          | Hardwood Floor, Combined w/Dining, Open Concept |
| Dining Room | Main  | —          | Hardwood Floor, Window, Walk Through            |

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                |
|-----------------|--------|------------|-----------------------------------------|
| Kitchen         | Main   | —          | Tile Floor, Breakfast Area, W/O To Deck |
| Primary Bedroom | Second | —          | Hardwood Floor, Large Closet, Window    |
| Bedroom         | Second | —          | Hardwood Floor, B/I Closet, Window      |
| Bedroom         | Second | —          | Hardwood Floor, B/I Closet, Window      |
| Bathroom        | Second | —          | 4 Pc Bath, Tile Floor, Window           |

## GALLERY





## LISTING AGENT

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