



FOR SALE

DUPLEX

MLS# W14107076

12 Sarnia Avenue, Toronto, ON M6P 3P3

Dovercourt-Wallace Emerson-Junction, Toronto · M6P 3P3

C\$ 1,230,000

4	4	1,300	1	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

What if you could own a Toronto freehold with monthly mortgage costs lower than the average Toronto rent? Welcome to 12 Sarnia Avenue, a fully renovated LEGAL DUPLEX in the heart of Junction Triangle, offering a smarter path to homeownership with rental income helping to offset your monthly mortgage payments! Two bright, beautifully updated, self-contained TWO-STOREY suites offer their own kitchens, living spaces, bedrooms, bathrooms, independent heating and cooling systems, and private outdoor spaces-including an upper-level terrace overlooking Campbell Park, perfect for morning coffee or unwinding outdoors. Live in one and let the rental income from the other help pay down your mortgage, accommodate extended family while maintaining privacy and independence, or add an income-producing property to your investment portfolio. Upper unit tenants are scheduled to vacate November 10. Lower unit tenants are happy to stay or vacate. Backing directly onto Campbell Park, with legal laneway parking and convenient access to neighbourhood cafés, restaurants, shops, Lansdowne Subway, Bloor GO and the UP Express connecting you to downtown Toronto and Pearson Airport. The upcoming Davenport Diamond Greenway will bring new walking and cycling connections, landscaping and public spaces to the neighbourhood, with planned connections at Sarnia Avenue and Campbell Park. Enjoy a vibrant, walkable neighbourhood while building equity in a freehold property with income potential. Multiple possibilities. One exceptional opportunity to make Toronto homeownership work for you! An absolute MUST SEE! Monthly mortgage cost comparison is based on illustrative financing and rental income assumptions, actual costs may vary. (Select photos have been virtually staged to illustrate potential furniture placement and décor.)

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Cul de Sac/Dead End
- ✓ Other
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

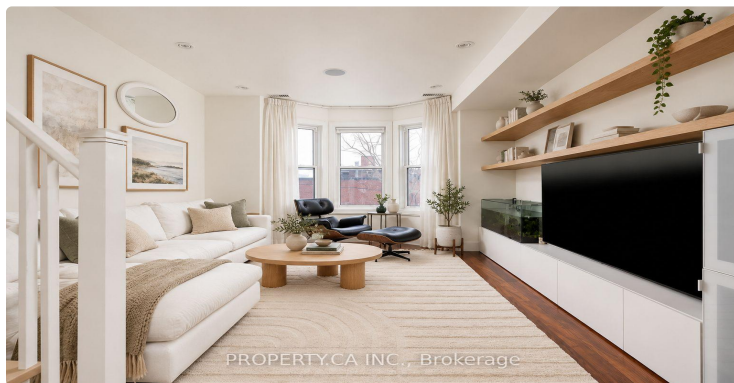
PROPERTY DETAILS

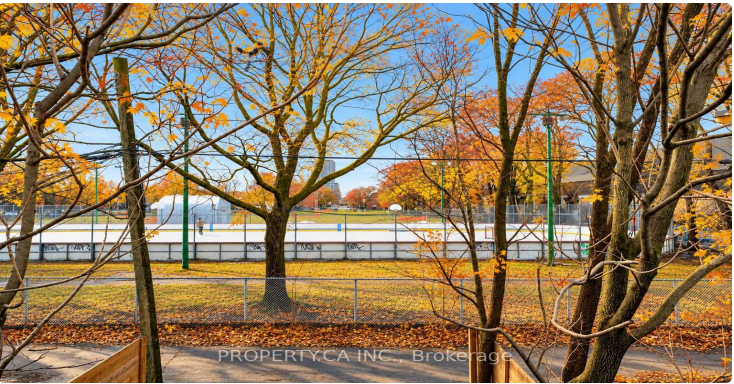
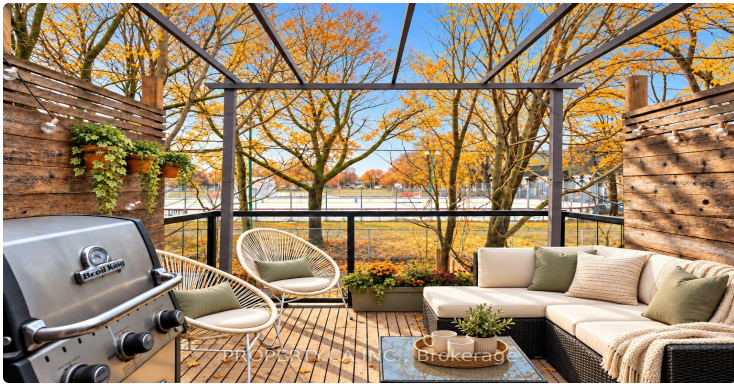
PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Duplex
BASEMENT	Finished with Walk-Out
FACING	North
AGE	100+ years
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$5,609
POSTAL CODE	M6P 3P3
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Den	Main	—	—
Living Room	Main	—	—
Kitchen	Main	—	—
Foyer	Main	—	—
Bathroom	Main	—	2 Pc Bath
Bedroom	Basement	—	Double Closet
Recreation	Basement	—	—
Bathroom	Basement	—	5 Pc Bath, Combined w/Laundry
Other	Basement	—	—
Family Room	Second	—	—
Kitchen	Second	—	W/O To Balcony
Bathroom	Second	—	2 Pc Bath
Other	Second	—	Balcony
Primary Bedroom	Third	—	Double Closet, 5 Pc Ensuite
Bathroom	Third	—	5 Pc Ensuite, Combined w/Laundry

GALLERY





LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.