



FOR SALE

SEMI-DETACHED

MLS# W14108650

20 Golden Avenue W, Toronto, ON M6R 2J4

Roncesvalles, Toronto · M6R 2J4

C\$ 1,299,000

3	2	900	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Everything you've been looking for, right where you want to live.This 3-bedroom, 2-bath semi in Roncesvalles has private driveway parking, a separate entrance to a retrofit basement, and a low-maintenance front garden and backyard. Quiet street. Minutes from High Park. The 505 and 506 streetcars are on the street. Dundas West Station, Bloor GO, and the UP Express are a 5-minute walk away.Starbucks, The Beer Store, and local microbreweries are a 2-minute walk away. Schools, Loblaws, No Frills, the museum and the shops and restaurants of Roncesvalles are all close by. Steps to Ritchie Parkette, TTC and nearby schools. Loblaws, LCBO and the shops, restaurants and small businesses of Roncesvalles Village are all close by.The retrofit basement has a kitchenette and its own entrance. It is not a legal dwelling unit. An A+ tenant pays \$1,400 per month, utilities included, on a month-to-month basis. Buyer's to assume the tenant.Offer's welcome anytime.Buyer and buyer's agent to verify all measurements. House is Virtually staged.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Separate Entrance, Apartment
FACING	West
AREA RANGE	700-1100 sqft
PARKING	1 spaces
ANNUAL TAX	\$5,540
POSTAL CODE	M6R 2J4
NEIGHBOURHOOD	Roncesvalles

ROOM BREAKDOWN

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

ROOM	LEVEL	DIMENSIONS	FEATURES
Mud Room	Main	—	—
Primary Bedroom	Second	—	—
—	Main	—	—
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
—	Lower	—	—
Bathroom	Second	—	—
—	Lower	—	—
Recreation	Lower	—	—
Kitchen	Lower	—	—

GALLERY





LISTING AGENT

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