



FOR SALE

DUPLEX

MLS# W14108964

31 Fortieth Street, Toronto, ON M8W 3M8

Long Branch, Toronto · M8W 3M8

C\$ 2,199,000

10	6	4,250	6	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Homes like this almost never come to market in Long Branch. A legal duplex built for multi-generational living, on a 50 x 115.5 ft lot steps from the lake, with extremely solid bones and enough space to truly support multiple households. Parents, adult children and extended family can each have their own space under one roof, including their own laundry, with room to come together when they want to. The main floor is a 3-bedroom, 2-bathroom suite with hardwood floors, an open kitchen and dining area, and a sunken living room framed by a wall of windows. The upper unit offers 5 bedrooms and 3 bathrooms across the second floor and loft. The second floor has hardwood floors, a bright living room and a large eat-in kitchen with a walkout to the back deck. The loft holds the primary bedroom with its own ensuite and jacuzzi tub, plus a huge bonus room under skylights for a family room, office or studio. The basement adds even more space, with potential for a third suite or added living area for the main floor unit. Equally compelling as an investment, with two legal units in place today, each separately metered with its own laundry, plus potential for a third (subject to City approvals). Planning a renovation? The central plumbing stack keeps layout changes simpler and costs more predictable, and the structure gives you a strong starting point. Brick exterior, decks off the back, and a built-in double garage plus driveway parking for approx. 4 more cars. Set in a quiet pocket near the water, it's a short walk to Marie Curtis Park, one of the best parks in the city, with its beach, volleyball courts and dog park. Walk to Long Branch GO and the restaurants on Lake Shore, with quick access to the 427, the Gardiner and Pearson Airport.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Beach
- ✓ Lake Access
- ✓ Park
- ✓ Public Transit

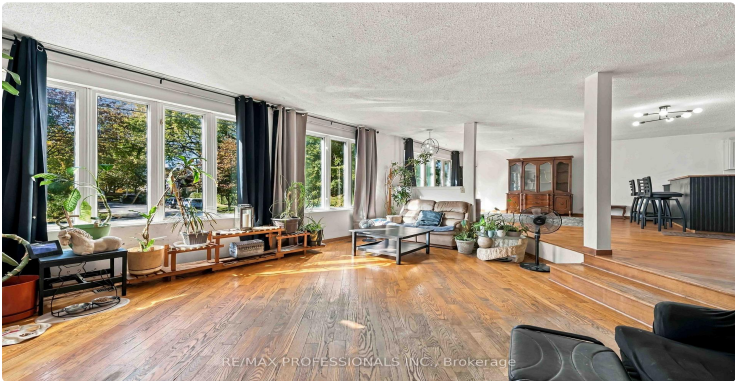
PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Duplex
BASEMENT	Separate Entrance, Partially Finished
FACING	East
AGE	31-50 years
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$10,121
POSTAL CODE	M8W 3M8
NEIGHBOURHOOD	Long Branch

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Ground	—	Sunken Room, Hardwood Floor, Open Concept
Dining Room	Ground	—	Hardwood Floor, Overlooks Family, Large Window
Kitchen	Ground	—	Open Concept, Centre Island, Hardwood Floor
Primary Bedroom	Ground	—	4 Pc Ensuite, Hardwood Floor, B/I Closet
Bedroom 2	Ground	—	Double Closet, Hardwood Floor, Window
Bedroom 3	Ground	—	Double Closet, Hardwood Floor, Window
Living Room	Second	—	Hardwood Floor
Kitchen	Second	—	L-Shaped Room, Ceramic Floor, W/O To Deck
Breakfast	Second	—	—

GALLERY





LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.