



FOR SALE

FOURPLEX

MLS# W14120718

113 Hatherley Road, Toronto, ON M6E 1W4

Caledonia-Fairbank, Toronto · M6E 1W4

C\$ 2,799,000

7	8	3,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

ATTENTION SAVVY INVESTORS, MULTI-GENERATIONAL and BLENDED FAMILIES! Live together under the same roof, enjoy your own independent spaces, or unlock exciting investment opportunities in this brand-new, never-lived-in FOURPLEX with a bonus, permit to build 5th, garden suite. Introducing this extraordinary luxury, custom-built FOURPLEX located in Toronto's highly sought-after Caledonia-Fairbank community! This property features 4 exquisitely designed, modern, self-contained suites, offering exceptional versatility, luxurious finishes and tremendous investment potential. Whether you're looking to expand your real estate portfolio, explore a smart "house-hacking" strategy, or accommodate multiple generations under one roof while maintaining privacy and independence, this remarkable property delivers! LOWER-LEVEL SUITE: 2 spacious bedrooms, 2 full bathrooms, heated flooring, modern open-concept kitchen and walkout to the backyard. GROUND-LEVEL SUITE: 2 spacious bedrooms, 2 full bathrooms, stylish open-concept kitchen, large windows providing abundant natural light, private balcony and direct backyard access. SECOND-LEVEL SUITE: 2 spacious bedrooms, 2 full bathrooms, contemporary open-concept kitchen, large windows offering plenty of natural light and private balcony. THIRD-LEVEL - PENTHOUSE SUITE: 2 spacious bedrooms, 1 full bathroom, 1 powder room, sophisticated open-concept kitchen, large windows creating a bright, sun-filled living space and TWO private balconies overlooking the city's skyline. PREMIUM FINISHES THROUGHOUT: All four suites feature custom cabinetry, elegant quartz countertops, pot lights, stainless steel LG fridge, stove and dishwasher, and convenient private in-suite laundry. NO RENTAL EQUIPMENT!EXCEPTIONAL BONUS: Permit for an OPTIONAL FIFTH LANEWAY/GARDEN UNIT - Offering exciting potential for additional living space or future rental income!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Arts Centre
- ✓ Fenced Yard
- ✓ Park
- ✓ School
- ✓ Terraced

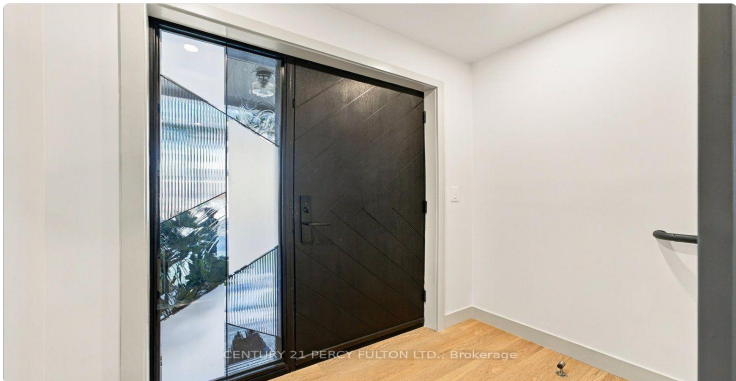
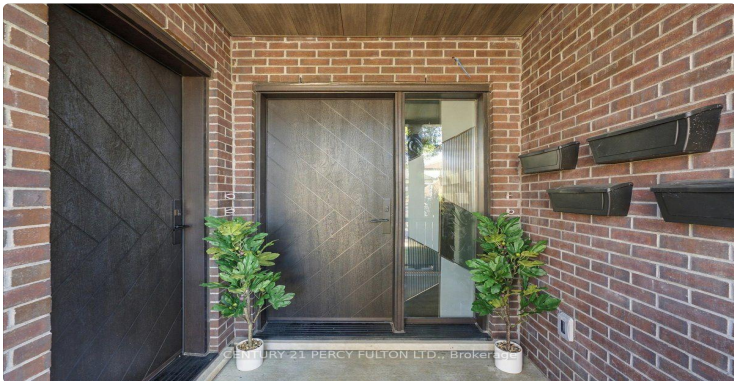
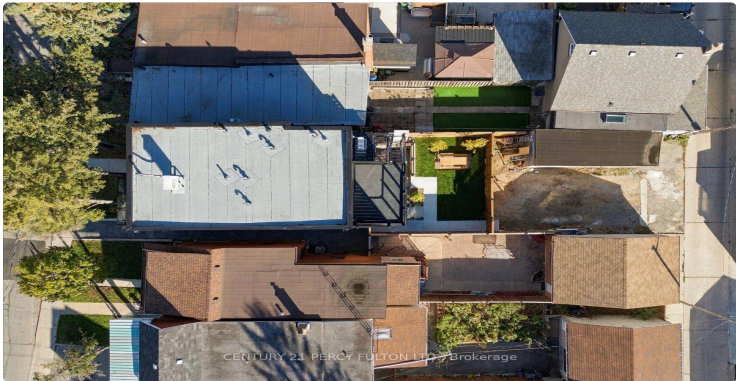
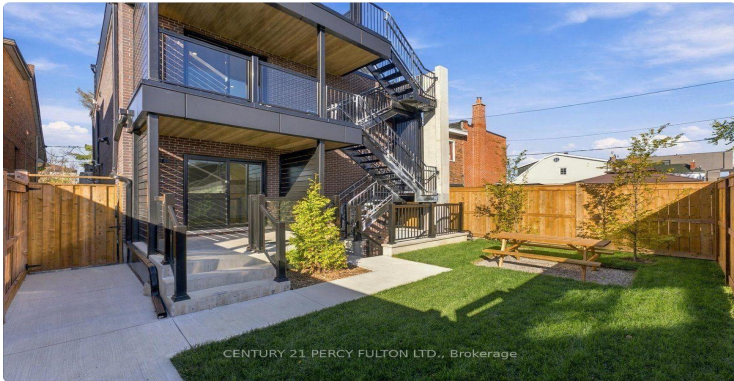
PROPERTY DETAILS

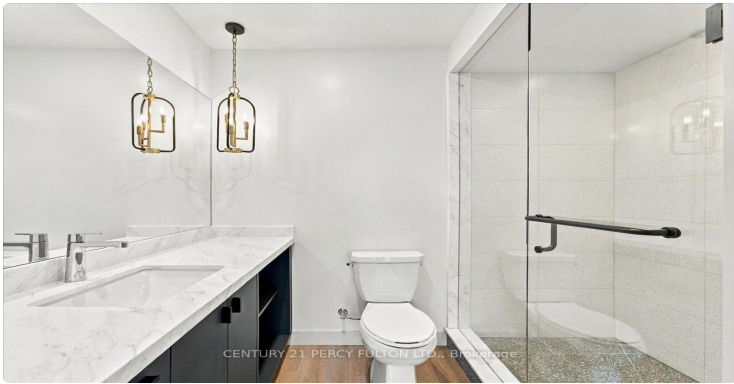
PROPERTY TYPE	Fourplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Fourplex
BASEMENT	Apartment, Finished with Walk-Out, Separate Entrance, Finished
FACING	North
AREA RANGE	3000-3500 sqft
PARKING	2 spaces
ANNUAL TAX	\$4,704
POSTAL CODE	M6E 1W4
NEIGHBOURHOOD	Caledonia-Fairbank

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Basement	—	3 Pc Ensuite, Laminate
Bedroom 2	Basement	—	Laminate, Pot Lights
Kitchen	Basement	—	Stainless Steel Appl, Quartz Counter, Walk-Up
Primary Bedroom	Main	—	3 Pc Ensuite, Laminate
Bedroom 2	Main	—	Laminate, Pot Lights
Kitchen	Main	—	Stainless Steel Appl, Quartz Counter, Pot Lights
Living Room	Main	—	W/O To Porch, Laminate, Pot Lights
Primary Bedroom	Second	—	3 Pc Ensuite, Laminate
Bedroom 2	Second	—	Laminate, Pot Lights
Kitchen	Second	—	Stainless Steel Appl, Quartz Counter, Pot Lights
Living Room	Second	—	W/O To Balcony, Laminate, Pot Lights
Primary Bedroom	Third	—	3 Pc Ensuite, W/O To Balcony, His and Hers Closets
Kitchen	Third	—	Stainless Steel Appl, Quartz Counter, Pot Lights
Living Room	Third	—	W/O To Terrace, Laminate, Pot Lights

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.