FOR SALE | SEMI-DETACHED | MLS# W14134016

90 Rowntree Avenue, Toronto, ON M6N 1S2

Weston-Pellam Park, Toronto · M6N 1S2

C$ 875,000

4	2	900	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This bright and charming 3-bedroom freehold home sits on a beautiful tree-lined corner lot, directly across from open green space, with a private driveway, landscaped outdoor spaces and a separate walkout lower level offering potential rental income. Filled with natural light, the home offers comfortable living space, three bedrooms and lovely unobstructed views. The private backyard is perfect for entertaining, gardening or simply relaxing outdoors. One of the home's standout features is its peaceful setting, with no homes directly across the street and beautiful open green-space views. The separate lower level features its own entrance, kitchen and bathroom, creating an opportunity for rental income, extended family living or a private home office. A shared laundry area serves both living spaces. Enjoy a family-friendly neighbourhood with great neighbours and easy access to St. Clair West, the Stockyards, Wallace Espresso, La Spesa, Nova Era Bakery, Earlscourt Park and the many local shops and restaurants. Offered vacant, this is a great opportunity for condo owners looking for more space or renters ready to become homeowners. Enjoy the benefits of freehold living, three bedrooms, private parking, your own backyard and the added flexibility of a separate lower-level living space.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Place Of Worship

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	$3,284
POSTAL CODE	M6N 1S2
NEIGHBOURHOOD	Weston-Pellam Park

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Window, Closet, South View
Kitchen	Main	—	Overlooks Backyard, Quartz Counter, W/O To Balcony

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Combined w/Kitchen, Laminate, Pantry
Primary Bedroom	Second	—	Window, Hardwood Floor, Overlooks Backyard
Bedroom 2	Second	—	Window, Hardwood Floor
Bedroom 3	Second	—	Hardwood Floor, Window, Closet
Laundry	Basement	—	Window, Laundry Sink, Concrete Floor
Kitchen	Basement	—	Open Concept, Combined w/Living, Window
Bedroom	Basement	—	Window, Vinyl Floor
Den	Basement	—	Window, Vinyl Floor

GALLERY

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GUSTAV KLIMT

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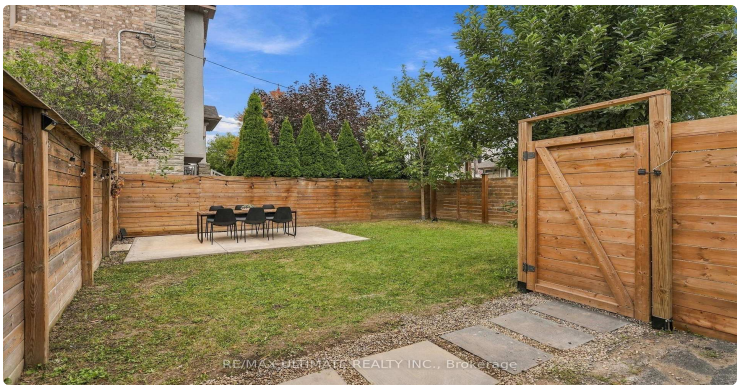
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LISTING AGENT

Pavel Shaganenko

RE/MAX ULTIMATE REALTY INC.

Email: pshaganenko@gmail.com

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