

FOR SALE | DUPLEX | MLS# W14139094

160 Clendenan Avenue, Toronto, ON M6P 2X1

High Park North, Toronto · M6P 2X1

C$ 1,879,000

6	3	2,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rarely available, this 2 1/2 storey duplex is ideally situated in a premium High Park location with an entrance off Idyllwood Crescent, one of the area's most coveted streets. With a rare double private drive and a generous backyard, this distinctive corner property offers 2 self contained units and a spacious basement, with approximately 3000 square feet of above ground living space. It's flooded with morning sunlight from the east, afternoon and evening sunlight from the west. Rich in original character and charm, the home showcases beautiful woodwork, original trims, wainscoting, fireplaces and hardwood floors. The main floor unit offers two bedrooms, while the upper 2 floor unit features 4 bedrooms, 2 large walk-in closets providing excellent storage, and a layout that provides for flexibility for sleeping, a home office or a den. This home embraces the potential for comfortable multi-generational living, an owner-occupied live-and-rent option, or a lucrative investment opportunity in a highly desirable neighbourhood.There are 8 respectable schools of choice, all located within walking distance, putting primary and secondary schools as part of your local community. An outstanding location that can't be beat - steps to the subway, High Park, Bloor West Village and the Junction, with shops, restaurants and everyday amenities. A rare opportunity to own a character filled property in one of Toronto's most desirable communities.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Duplex
BASEMENT	Unfinished
FACING	West
AREA RANGE	2500-3000 sqft
PARKING	2 spaces
ANNUAL TAX	$9,396
POSTAL CODE	M6P 2X1
NEIGHBOURHOOD	High Park North

ROOM BREAKDOWN

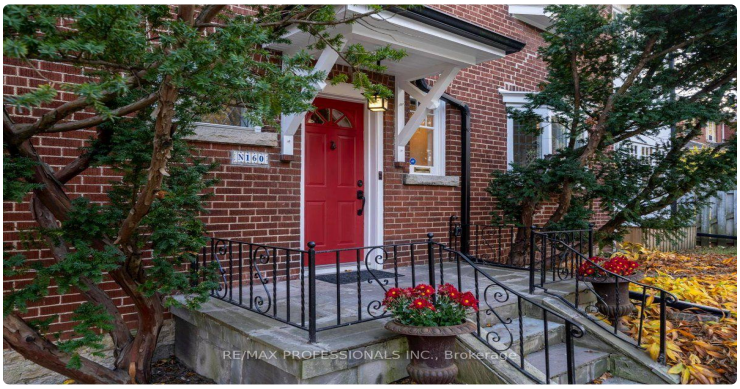
ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Ceramic Floor, Staircase
Living Room	Main	—	Hardwood Floor, Brick Fireplace, Leaded Glass

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Bay Window, Wood Trim
Sunroom	Main	—	Hardwood Floor, Separate Room, Window
Primary Bedroom	Main	—	Hardwood Floor, Closet, Wall Sconce Lighting
Bedroom 2	Main	—	Hardwood Floor, Closet, Double Closet
Kitchen	Main	—	Overlooks Backyard
Living Room	Second	—	Hardwood Floor, Brick Fireplace, B/I Bookcase
Dining Room	Second	—	Hardwood Floor, Bay Window
Sunroom	Second	—	Hardwood Floor, Separate Room, Window
Primary Bedroom	Second	—	Hardwood Floor, Closet
Bedroom 4	Second	—	Hardwood Floor, Closet
Kitchen	Second	—	Stainless Steel Appl, Staircase, Greenhouse Window
Bedroom 5	Third	—	Walk-In Closet(s), Skylight, Broadloom
Bedroom	Third	—	Broadloom, Skylight
Laundry	Lower	—	Laundry Sink, Concrete Floor

GALLERY

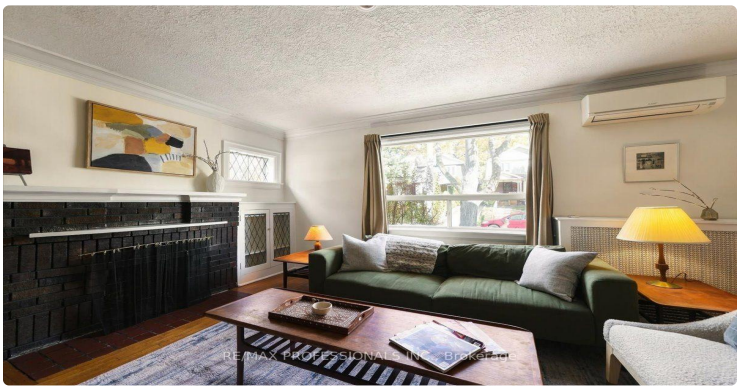

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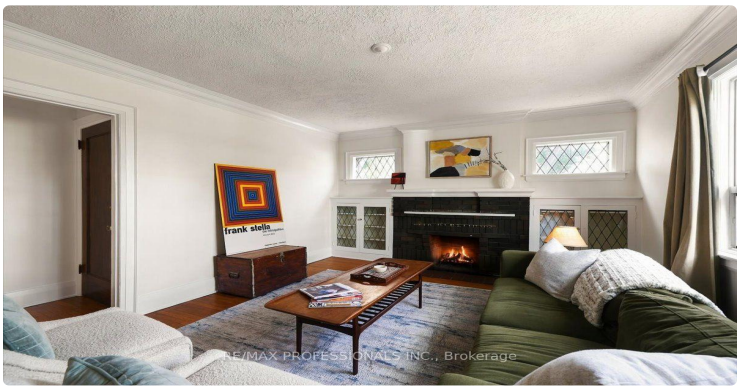

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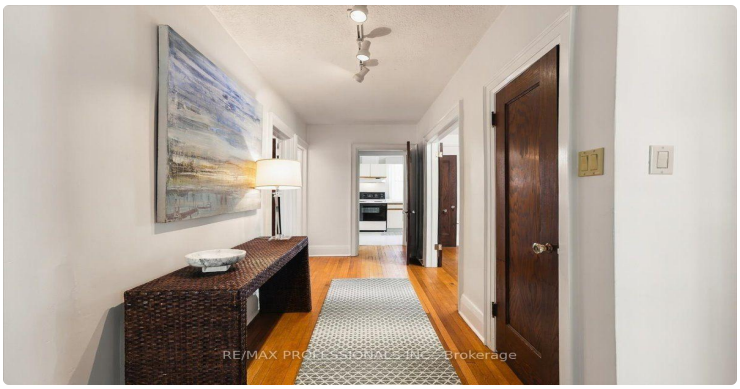

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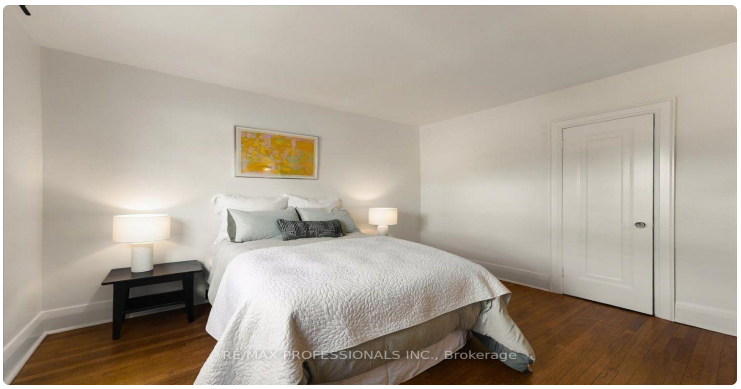

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LISTING AGENT

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