

FOR SALE | ATT/ROW/TOWNHOUSE | MLS# W14142384

1316 Dupont Street, Toronto, ON M6H 2A7

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 2A7

C$ 1,249,000

2	2	1,300	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional 2 unit semi-detached investment duplex, with both units fully renovated within the last six years, offering immediate cash flow and remarkable future upside. Perfect for investors, multi-generational families, or savvy buyers wanting to live in one suite while offsetting their mortgage with rental income .Property Highlights: Both suites renovated within the last 6 years with quality finishes throughout, Two standalone, self-contained suites accessed via a welcoming shared front vestibule, Ground-floor suite features a direct walkout to a fully fenced-in backyard, Upper suite features a bright living area with a walkout to a private north-facing deck/patio, Outstanding, cooperative tenants already in place providing immediate stability, Lower level with a separate walkout entrance that has prime potential to finish as a third self-contained suite or in-law apartment, Prime location: walk to Dupont & Dufferin/Lansdowne transit, UP Express, bike trails, local grocers, and the Junction's renowned dining and arts scene, 95,000 square foot Galleria On The Park community centre/park across the street. Potential for retail zoning or as of right density A turn-key asset with endless possibilities. Inquire for full financial details.

FEATURES

- ✓ Basement
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Unfinished, Development Potential, Walk-Out
FACING	North
AREA RANGE	1100-1500 sqft
ANNUAL TAX	$4,473
POSTAL CODE	M6H 2A7
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Main	4.20 x 5.70	—
Kitchen	Main	4.20 x 2.55	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Bathroom	Main	2.90 x 2.25	—
Bedroom	Second	4.20 x 3.65	—
Bathroom	Second	3.65 x 2.65	—
Kitchen	Second	3.20 x 1.40	—
Living Room	Second	—	—
Utility Room	Basement	—	—

GALLERY







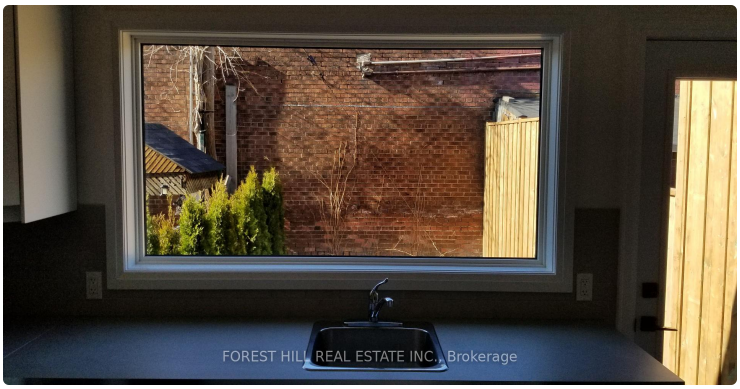











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LISTING AGENT

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