

FOR SALE | DETACHED | MLS# W14149846

22 Thirty Fifth Street, Toronto, ON M8W 3J7

Long Branch, Toronto · M8W 3J7

C$ 1,248,500

4	2	1,750	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Don't miss this rare opportunity to own a piece of South Etobicoke's most coveted Long Branch lakeside community! Nestled on a peaceful picturesque, tree-lined street, this unique two-storey 4 bedroom 2 bathroom home sits on a beautiful 50 x 100' lot featuring a double driveway, double detached garage and unfinished basement. Situated mere steps from the Lake, waterfront trails, Long Branch Park, and Marie Curtis Park's beach area, this property offers incredible flexibility for builders, renovators, investors, or end-users to move in, rent out, expand, or custom build your dream home. The functional layout features two separate front entrances: the first takes you into a main-level two-bedroom suite with a practical layout, ensuite laundry and walkout from the kitchen to the rear garden, while the second entrance leads upstairs to the upper level most recently used as bedrooms but also ideal as an In-Law setup or future income potential. Enjoy this unparalleled location with seamless access to top-rated schools, Humber College, many local shops and restaurants, arenas, libraries, bike paths, the Long Branch GO Station, TTC to the Subway, streetcars directly downtown, and major highways for an effortless commute to both the city core and the airport.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Lake/Pond
- ✓ Marina
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Unfinished
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	6 spaces
ANNUAL TAX	$5,859
POSTAL CODE	M8W 3J7
NEIGHBOURHOOD	Long Branch

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor
—	Main	—	Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Laminate, Eat-in Kitchen, Breakfast Area
—	—	—	Combined w/Laundry, W/O To Deck, Overlooks Backyard
Bedroom	Main	—	Hardwood Floor, Closet
Bedroom 2	Main	—	Hardwood Floor, Closet
Primary Bedroom	Upper	—	Hardwood Floor, B/I Closet
Bedroom 3	Upper	—	Hardwood Floor, Closet
Office	Upper	—	Laminate, W/O To Sunroom
Sunroom	Upper	—	—
—	Basement	—	—

GALLERY


ROYAL LEPAGE ELITE REALTY, Brokerage


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LISTING AGENT

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